

Market Watch

For Further Information: 443-8150

March, 1999

Home Prices up 3 per cent in March

TORONTO - Thursday, April 1, 1999 — Toronto's average resale house price reached \$227,174 in March, an increase of nearly 3 per cent from both the \$221,354 reported in February and the \$221,564 reported in March of 1998. Further, sales rose to 5,795 in March, up 16 per cent from the 5,005 recorded in the same month last year, and up a whopping 32 per cent from the 4,393 seen in February.

"It is clear that we have entered a seller's market," said TREB President Bill Palander. "And with our low level of inventory, there is likely to be an upward pressure on home prices for the foreseeable future." The President went on to note that, at 19,237, the total number of properties listed with the Board was down nearly 7 per cent from the comparable period in 1998. "These days, our Members' only complaint is the lack of product out there."

Breaking down the total, 2,262 sales were reported in TREB's 28 West districts

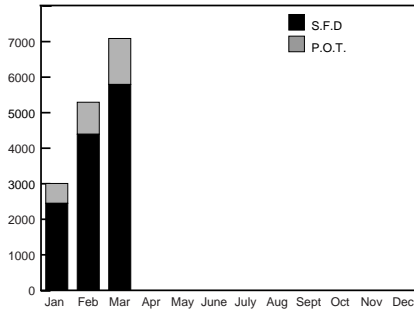
and averaged \$205,309; 902 sales were reported in the 14 Central districts and averaged \$344,272; 1,001 sales were reported in the 23 North districts and averaged \$249,214; and 1,630 sales were reported in TREB's 21 East districts and averaged \$179,186.

Neighbourhood Corner Riverdale

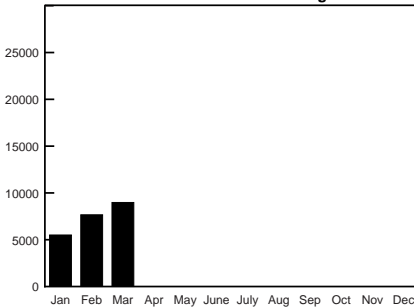
Riverdale boomed through the first quarter of 1999. At \$314,992 the average price of semi-detached homes was up 18 per cent from the \$267,668 recorded during this time in 1998. Further, the price of detached homes rose 13 per cent over the same time period, to \$420,250.

Average time-on-market in Riverdale was a mere 19 days, less than half the city-wide average, and nearly 20 per cent of the houses in the area sold for more than their asking price.

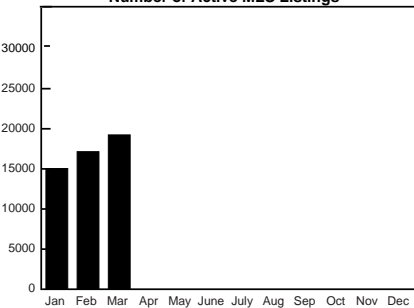
Number of MLS Sales



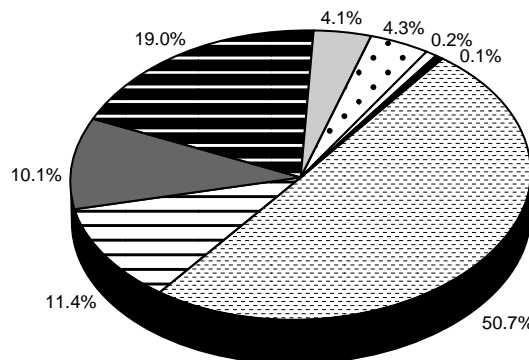
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



| Dwelling Type | Sales | Median |
|-----------------|-------|-----------|
| Single Detached | 2,939 | \$239,000 |
| Semi Detached | 660 | 187,950 |
| Condo T.H. | 584 | 149,000 |
| Condo Apt. | 1,104 | 133,000 |
| Link | 239 | 184,000 |
| Attached/Row | 252 | 173,000 |
| Co-op Apt. | 11 | 87,000 |
| Detached Condo | 6 | 152,000 |

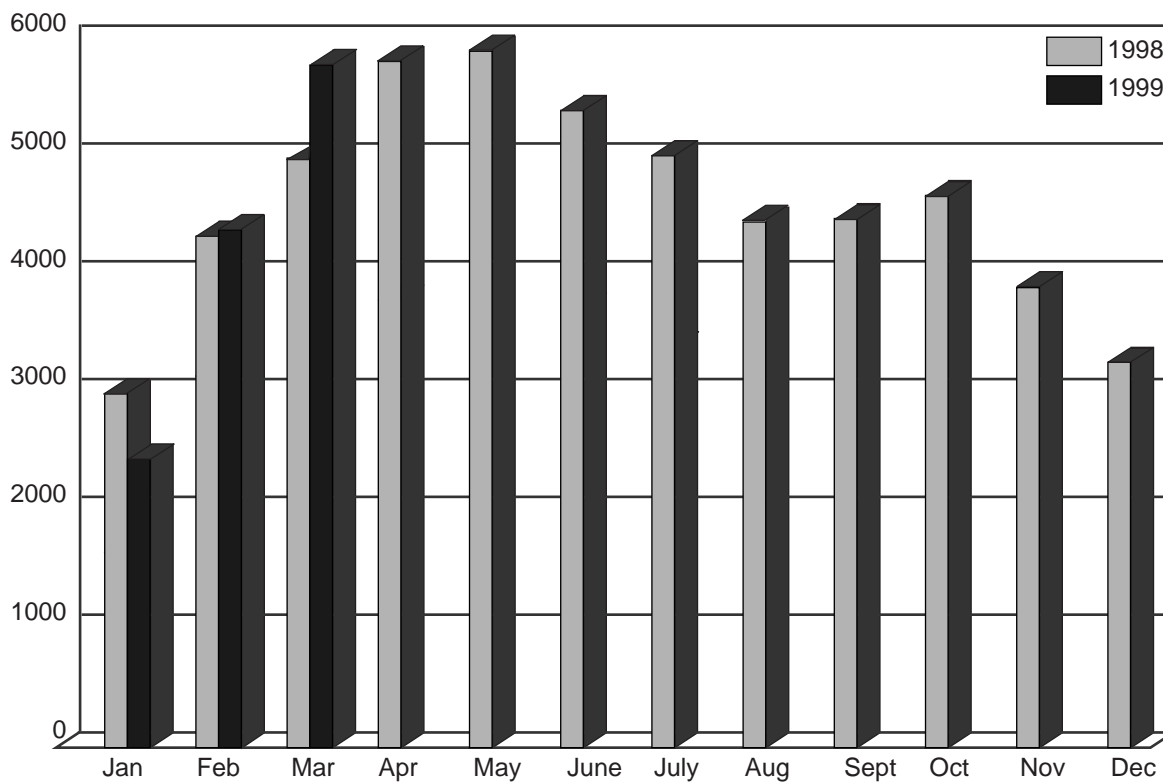
Housing Market Indicators

| | March 1998 | March 1999 | % Change |
|-------------------|------------|------------|----------|
| Sales* | 5,005 | 5,795 | (+16%) |
| Sales (P.O.T.) | 1,043 | 1,293 | (+24%) |
| New Listings* | 8,338 | 8,981 | (+8%) |
| Active Listings** | 20,654 | 19,237 | (-7%) |

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — March

| <u>Price Range</u> | <u>Total S.F.D.</u> | <u>Condo Apt.</u> | <u>Condo T.H.</u> |
|------------------------|---------------------|---------------------|--------------------|
| Up to \$90,000 | 172 (3.0) | 104 (9.4) | 36 (6.2) |
| 90,001 to 110,000 | 286 (4.9) | 189 (17.1) | 52 (8.9) |
| 110,001 to 120,000 | 192 (3.3) | 102 (9.2) | 25 (4.3) |
| 120,001 to 130,000 | 272 (4.7) | 142 (12.8) | 60 (10.3) |
| 130,001 to 140,000 | 278 (4.8) | 108 (9.8) | 64 (11.0) |
| 140,001 to 150,000 | 288 (5.0) | 90 (8.2) | 67 (11.5) |
| 150,001 to 160,000 | 298 (5.1) | 59 (5.3) | 63 (10.8) |
| 160,001 to 170,000 | 332 (5.7) | 44 (4.0) | 54 (9.2) |
| 170,001 to 180,000 | 365 (6.3) | 47 (4.3) | 47 (8.0) |
| 180,001 to 190,000 | 387 (6.7) | 33 (3.0) | 40 (6.8) |
| 190,001 to 200,000 | 278 (4.8) | 27 (2.5) | 20 (3.4) |
| 200,001 to 225,000 | 611 (10.5) | 45 (4.1) | 26 (4.4) |
| 225,001 to 250,000 | 533 (9.2) | 38 (3.4) | 14 (2.4) |
| 250,001 to 300,000 | 594 (10.3) | 31 (2.8) | 10 (1.7) |
| 300,001 to 400,000 | 497 (8.6) | 30 (2.7) | 5 (0.9) |
| 400,001 to 500,000 | 176 (3.0) | 11 (1.0) | — (—) |
| 500,001 to 750,000 | 149 (2.6) | 4 (0.4) | 1 (0.2) |
| 750,000 to 1,000,000 | 60 (1.0) | — (—) | — (—) |
| 1,000,001 to 1,500,000 | 20 (0.4) | — (—) | — (—) |
| Over 1,500,000 | 7 (0.1) | — (—) | — (—) |
| TOTAL | 5,795 100.0 | 1,104* 100.0 | 584** 100.0 |

* 1,104 condominium apartments sold for \$165,412,759, averaging \$149,830

** 584 condominium townhouses sold for \$88,769,210, averaging \$152,002.

Market Watch

Single-Family Residential March 1999

| <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 | 218 | 91 | 83 | \$17,608,000 | \$212,145 | \$195,000 |
| E-2 | 195 | 76 | 69 | 17,628,900 | 255,491 | 232,500 |
| E-3 | 392 | 186 | 136 | 24,243,599 | 178,262 | 181,500 |
| E-4 | 170 | 82 | 64 | 10,354,650 | 161,791 | 177,000 |
| E-5 | 289 | 120 | 104 | 19,878,233 | 191,137 | 195,340 |
| E-6 | 141 | 74 | 43 | 8,265,106 | 192,212 | 177,000 |
| E-7 | 294 | 134 | 105 | 19,992,450 | 190,404 | 193,000 |
| E-8 | 269 | 145 | 81 | 13,846,650 | 170,946 | 165,000 |
| E-9 | 195 | 96 | 57 | 9,401,800 | 164,944 | 161,500 |
| E-10 | 181 | 99 | 75 | 16,893,550 | 225,247 | 220,000 |
| E-11 | 220 | 105 | 80 | 12,827,550 | 160,344 | 161,250 |
| E-12 | 66 | 28 | 24 | 3,834,700 | 159,779 | 167,700 |
| E-13 | 360 | 188 | 113 | 22,295,440 | 197,305 | 182,400 |
| E-14 | 283 | 141 | 127 | 23,105,779 | 181,935 | 178,000 |
| E-15 | 307 | 146 | 89 | 16,715,400 | 187,813 | 172,000 |
| E-16 | 568 | 262 | 227 | 30,112,614 | 132,655 | 129,000 |
| E-17 | 252 | 114 | 98 | 14,363,940 | 146,571 | 146,500 |
| E-18 | 14 | 11 | 3 | 1,228,000 | 409,333 | 295,000 |
| E-19 | 48 | 27 | 9 | 2,048,300 | 227,589 | 205,000 |
| E-20 | 49 | 22 | 14 | 2,426,200 | 173,300 | 170,700 |
| E-21 | 102 | 42 | 29 | 5,001,600 | 172,469 | 167,000 |
| Total | 4,613 | 2,189 | 1,630 | \$292,072,461 | \$179,186 | \$172,800 |
| <u>West</u> | | | | | | |
| W-1 | 136 | 73 | 47 | \$11,916,950 | \$253,552 | \$225,000 |
| W-2 | 259 | 158 | 63 | 15,470,405 | 245,562 | 242,900 |
| W-3 | 206 | 101 | 65 | 10,681,088 | 164,324 | 161,000 |
| W-4 | 161 | 80 | 67 | 11,077,730 | 165,339 | 168,000 |
| W-5 | 237 | 121 | 88 | 13,350,400 | 151,709 | 124,500 |
| W-6 | 212 | 112 | 63 | 13,536,100 | 214,859 | 193,000 |
| W-7 | 102 | 51 | 36 | 9,642,450 | 267,846 | 265,625 |
| W-8 | 324 | 166 | 111 | 32,649,806 | 294,142 | 246,000 |
| W-9 | 131 | 52 | 52 | 9,360,738 | 180,014 | 172,500 |
| W-10 | 338 | 177 | 112 | 17,229,200 | 153,832 | 138,000 |
| W-12 | 204 | 107 | 76 | 19,493,400 | 256,492 | 212,250 |
| W-13 | 298 | 156 | 102 | 24,773,150 | 242,874 | 190,000 |
| W-14 | 174 | 78 | 59 | 10,798,977 | 183,034 | 181,000 |
| W-15 | 303 | 128 | 128 | 18,797,669 | 146,857 | 135,000 |
| W-16 | 309 | 136 | 98 | 21,449,950 | 218,877 | 191,750 |
| W-17 | - | - | - | - | - | - |
| W-18 | 92 | 39 | 32 | 4,864,600 | 152,019 | 141,600 |
| W-19 | 446 | 219 | 171 | 38,769,505 | 226,722 | 213,500 |
| W-20 | 639 | 327 | 199 | 42,587,640 | 214,008 | 195,500 |
| W-21 | 192 | 105 | 42 | 9,711,700 | 231,231 | 226,550 |
| W-22 | 6 | 3 | 3 | 437,000 | 145,667 | 139,000 |
| W-23 | 652 | 289 | 263 | 50,457,163 | 191,852 | 184,000 |
| W-24 | 467 | 202 | 195 | 35,068,700 | 179,839 | 168,000 |
| W-25 | 20 | 5 | 16 | 3,121,847 | 195,115 | 182,400 |
| W-26 | 1 | - | 2 | 655,000 | 327,500 | 327,500 |
| W-27 | 110 | 50 | 66 | 13,851,100 | 209,865 | 188,750 |
| W-28 | 204 | 101 | 62 | 17,420,601 | 280,977 | 250,000 |
| W-29 | 95 | 31 | 44 | 7,236,300 | 164,461 | 166,950 |
| Total | 6,318 | 3,067 | 2,262 | \$464,409,169 | \$205,309 | \$185,000 |

Market Watch

March 1999 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 | 334 | 153 | 111 | \$23,453,400 | \$211,292 | \$178,000 |
| C-2 | 268 | 157 | 62 | 22,751,118 | 366,954 | 286,000 |
| C-3 | 188 | 103 | 53 | 21,130,601 | 398,691 | 328,500 |
| C-4 | 337 | 182 | 108 | 47,120,879 | 436,304 | 389,550 |
| C-6 | 62 | 36 | 21 | 7,191,250 | 342,440 | 315,000 |
| C-7 | 188 | 95 | 60 | 14,507,750 | 241,796 | 236,250 |
| C-8 | 233 | 107 | 86 | 16,336,886 | 189,964 | 175,250 |
| C-9 | 136 | 73 | 41 | 34,252,244 | 835,421 | 700,000 |
| C-10 | 224 | 115 | 79 | 33,380,145 | 422,533 | 345,000 |
| C-11 | 117 | 50 | 42 | 12,402,200 | 295,290 | 303,350 |
| C-12 | 177 | 107 | 40 | 27,649,000 | 691,225 | 522,500 |
| C-13 | 138 | 71 | 36 | 7,551,645 | 209,768 | 201,525 |
| C-14 | 290 | 157 | 54 | 16,423,450 | 304,138 | 268,000 |
| C-15 | 324 | 161 | 109 | 26,383,030 | 242,046 | 215,000 |
| Total | 3,016 | 1,567 | 902 | \$310,533,598 | \$344,272 | \$269,500 |
| North | | | | | | |
| N-1 | 264 | 141 | 66 | \$18,331,400 | \$277,748 | \$225,300 |
| N-2 | 329 | 170 | 103 | 28,694,618 | 278,589 | 249,800 |
| N-3 | 432 | 252 | 108 | 30,500,506 | 282,412 | 242,250 |
| N-4 | 220 | 115 | 48 | 13,891,650 | 289,409 | 303,000 |
| N-5 | 45 | 30 | 7 | 2,216,900 | 316,700 | 258,000 |
| N-6 | 246 | 124 | 56 | 14,836,100 | 264,930 | 238,500 |
| N-7 | 265 | 115 | 105 | 23,594,000 | 224,705 | 215,000 |
| N-8 | 379 | 222 | 69 | 18,525,300 | 268,483 | 267,000 |
| N-10 | 155 | 67 | 66 | 16,142,588 | 244,585 | 230,500 |
| N-11 | 541 | 324 | 96 | 28,819,471 | 300,203 | 282,250 |
| N-12 | 81 | 41 | 14 | 3,624,900 | 258,921 | 231,000 |
| N-13 | 60 | 40 | 8 | 3,252,900 | 406,613 | 307,500 |
| N-14 | 89 | 51 | 20 | 7,014,500 | 350,725 | 307,500 |
| N-15 | 82 | 38 | 23 | 5,867,300 | 255,100 | 245,000 |
| N-16 | 79 | 36 | 15 | 3,216,750 | 214,450 | 219,000 |
| N-17 | 266 | 145 | 52 | 7,762,400 | 149,277 | 154,950 |
| N-18 | 108 | 54 | 38 | 6,661,900 | 175,313 | 170,500 |
| N-19 | 90 | 40 | 40 | 6,798,600 | 169,965 | 159,000 |
| N-20 | 15 | 11 | 5 | 966,500 | 193,300 | 162,500 |
| N-21 | 20 | 12 | 6 | 856,500 | 142,750 | 141,500 |
| N-22 | 36 | 15 | 10 | 1,162,700 | 116,270 | 116,250 |
| N-23 | 103 | 39 | 27 | 3,709,900 | 137,404 | 137,000 |
| N-24 | 61 | 27 | 19 | 3,016,000 | 158,737 | 150,000 |
| Total | 3,966 | 2,109 | 1,001 | \$249,463,383 | \$249,214 | \$227,500 |
| Grand Total | 17,913 | 8,932 | 5,795 | \$1,316,478,611 | \$227,174 | \$192,000 |

Listed includes Reruns: East (2,189-47%) West (3,067-48%) Central (1,567-52%) North (2,109-53%)

* Sales to Listings Ratio (SFD only): 32.3%

| | AVERAGE DAYS ON MARKET | AVERAGE LIST TO SALE PRICE RATIO |
|--------------|-------------------------------|---|
| EAST | 37 | 97% |
| WEST | 40 | 97% |
| CENTRAL | 39 | 98% |
| NORTH | 49 | 97% |
| TOTAL | 40 | 97% |

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

Market Watch

Three Month Single-Family January to March 1999

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------------|---------------|--------------|----------------------|------------------|-------------------|
| <u>East</u> | | | | | |
| E-1 | 475 | 167 | \$33,584,349 | \$201,104 | \$185,750 |
| E-2 | 409 | 145 | 35,230,729 | 242,971 | 230,000 |
| E-3 | 863 | 278 | 48,413,559 | 174,149 | 176,000 |
| E-4 | 364 | 145 | 22,466,127 | 154,939 | 160,000 |
| E-5 | 715 | 242 | 45,333,093 | 187,327 | 185,000 |
| E-6 | 326 | 88 | 16,721,906 | 190,022 | 175,000 |
| E-7 | 679 | 228 | 41,751,713 | 183,122 | 185,000 |
| E-8 | 603 | 177 | 31,738,900 | 179,316 | 167,500 |
| E-9 | 447 | 133 | 21,546,450 | 162,003 | 162,000 |
| E-10 | 443 | 127 | 28,367,050 | 223,363 | 217,500 |
| E-11 | 530 | 188 | 29,525,450 | 157,050 | 160,000 |
| E-12 | 149 | 60 | 9,725,100 | 162,085 | 168,000 |
| E-13 | 811 | 256 | 49,750,960 | 194,340 | 187,000 |
| E-14 | 727 | 277 | 49,430,479 | 178,449 | 174,450 |
| E-15 | 728 | 230 | 42,387,840 | 184,295 | 175,000 |
| E-16 | 1,369 | 466 | 61,247,004 | 131,431 | 129,000 |
| E-17 | 642 | 249 | 37,852,650 | 152,019 | 147,000 |
| E-18 | 43 | 7 | 2,301,000 | 328,714 | 288,000 |
| E-19 | 102 | 16 | 3,372,200 | 210,763 | 184,950 |
| E-20 | 118 | 32 | 5,168,300 | 161,509 | 151,500 |
| E-21 | 229 | 57 | 9,943,000 | 174,439 | 167,000 |
| Total | 10,772 | 3,568 | \$625,857,859 | \$175,409 | N/A |
| <u>West</u> | | | | | |
| W-1 | 292 | 97 | \$24,268,450 | \$250,190 | \$230,000 |
| W-2 | 488 | 121 | 30,106,305 | 248,812 | 234,000 |
| W-3 | 498 | 133 | 21,583,888 | 162,285 | 160,000 |
| W-4 | 417 | 137 | 22,442,130 | 163,811 | 160,000 |
| W-5 | 617 | 184 | 27,481,100 | 149,354 | 126,000 |
| W-6 | 497 | 145 | 31,097,300 | 214,464 | 192,500 |
| W-7 | 232 | 83 | 21,457,075 | 258,519 | 250,000 |
| W-8 | 720 | 228 | 69,075,306 | 302,962 | 254,050 |
| W-9 | 297 | 93 | 16,332,438 | 175,618 | 150,000 |
| W-10 | 789 | 225 | 34,106,710 | 151,585 | 136,250 |
| W-12 | 514 | 180 | 43,523,600 | 241,798 | 208,000 |
| W-13 | 687 | 193 | 50,086,550 | 259,516 | 204,000 |
| W-14 | 435 | 128 | 24,149,277 | 188,666 | 183,250 |
| W-15 | 768 | 278 | 39,626,119 | 142,540 | 132,000 |
| W-16 | 687 | 233 | 53,891,760 | 231,295 | 198,000 |
| W-17 | 4 | - | - | - | - |
| W-18 | 192 | 63 | 9,238,950 | 146,650 | 135,500 |
| W-19 | 1,129 | 366 | 81,532,483 | 222,766 | 210,000 |
| W-20 | 1,538 | 474 | 101,214,736 | 213,533 | 195,250 |
| W-21 | 407 | 91 | 21,612,436 | 237,499 | 222,000 |
| W-22 | 16 | 6 | 1,063,400 | 177,233 | 176,450 |
| W-23 | 1,483 | 543 | 103,157,314 | 189,977 | 181,500 |
| W-24 | 1,140 | 451 | 78,718,729 | 174,543 | 164,500 |
| W-25 | 70 | 23 | 5,412,847 | 235,341 | 180,000 |
| W-26 | 1 | 3 | 900,000 | 300,000 | 305,000 |
| W-27 | 344 | 166 | 34,507,900 | 207,879 | 191,000 |
| W-28 | 467 | 130 | 35,756,101 | 275,047 | 255,000 |
| W-29 | 222 | 84 | 13,109,350 | 156,064 | 150,600 |
| Total | 14,951 | 4,858 | \$995,452,254 | \$204,910 | N/A |

Market Watch

4b

Three Month Single-Family continued January to March 1999

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------------|---------------|---------------|------------------------|------------------|-------------------|
| Central | | | | | |
| C-1 | 803 | 248 | \$52,781,096 | \$212,827 | \$181,600 |
| C-2 | 600 | 123 | 45,722,417 | 371,727 | 275,000 |
| C-3 | 428 | 106 | 43,438,721 | 409,799 | 307,750 |
| C-4 | 744 | 209 | 89,687,135 | 429,125 | 389,100 |
| C-6 | 163 | 42 | 13,184,200 | 313,910 | 285,500 |
| C-7 | 491 | 140 | 35,202,100 | 251,444 | 238,000 |
| C-8 | 569 | 209 | 38,542,646 | 184,415 | 169,900 |
| C-9 | 301 | 80 | 52,808,597 | 660,107 | 515,500 |
| C-10 | 523 | 156 | 65,690,018 | 421,090 | 336,062 |
| C-11 | 211 | 83 | 22,533,000 | 271,482 | 240,000 |
| C-12 | 427 | 67 | 48,055,888 | 717,252 | 570,000 |
| C-13 | 332 | 92 | 20,324,695 | 220,921 | 202,000 |
| C-14 | 639 | 128 | 38,218,128 | 298,579 | 253,000 |
| C-15 | 745 | 232 | 56,415,780 | 243,171 | 211,500 |
| Total | 6,976 | 1,915 | \$622,604,421 | \$325,120 | N/A |
| North | | | | | |
| N-1 | 566 | 139 | \$36,824,950 | \$264,928 | \$217,450 |
| N-2 | 790 | 209 | 60,908,318 | 291,427 | 250,000 |
| N-3 | 1,111 | 267 | 71,641,486 | 268,320 | 232,000 |
| N-4 | 538 | 122 | 34,528,950 | 283,024 | 281,000 |
| N-5 | 125 | 24 | 7,576,400 | 315,683 | 285,000 |
| N-6 | 689 | 153 | 43,112,375 | 281,780 | 234,000 |
| N-7 | 677 | 227 | 48,900,520 | 215,421 | 207,500 |
| N-8 | 972 | 155 | 40,330,207 | 260,195 | 254,500 |
| N-10 | 377 | 146 | 34,752,926 | 238,034 | 227,000 |
| N-11 | 1,250 | 226 | 64,299,609 | 284,512 | 269,500 |
| N-12 | 182 | 32 | 9,021,555 | 281,924 | 241,500 |
| N-13 | 124 | 19 | 6,481,760 | 341,145 | 302,360 |
| N-14 | 216 | 36 | 12,061,000 | 335,028 | 307,500 |
| N-15 | 207 | 56 | 13,615,978 | 243,142 | 225,000 |
| N-16 | 195 | 50 | 11,523,500 | 230,470 | 218,750 |
| N-17 | 652 | 134 | 19,443,788 | 145,103 | 148,250 |
| N-18 | 259 | 80 | 14,057,059 | 175,713 | 170,500 |
| N-19 | 265 | 76 | 13,058,100 | 171,817 | 160,000 |
| N-20 | 32 | 11 | 2,164,500 | 196,773 | 170,000 |
| N-21 | 49 | 10 | 1,587,600 | 158,760 | 151,250 |
| N-22 | 92 | 23 | 3,230,750 | 140,467 | 133,700 |
| N-23 | 253 | 64 | 8,914,800 | 139,294 | 136,000 |
| N-24 | 158 | 37 | 5,449,000 | 147,270 | 131,000 |
| Total | 9,779 | 2,296 | \$563,485,131 | \$245,420 | N/A |
| Grand Total | 42,478 | 12,637 | \$2,807,399,665 | \$222,157 | N/A |

Includes Re-runs:

| | | | |
|---------|-------|-------|-------|
| East | 4,819 | West | 6,867 |
| Central | 3,599 | North | 5,040 |

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

Market Watch

Single-Family North Breakdown March 1999

| | Detached Houses | | | Semi-Detached Houses | | |
|------|-----------------|-----------|------------|----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| N-1 | 27 | 401,863 | 348,000 | 4 | 196,750 | 195,500 |
| N-2 | 53 | 344,232 | 295,000 | 1 | 235,000 | 235,000 |
| N-3 | 59 | 364,871 | 350,000 | - | - | - |
| N-4 | 40 | 310,491 | 312,000 | 3 | 196,667 | 183,000 |
| N-5 | 7 | 316,700 | 258,000 | - | - | - |
| N-6 | 40 | 297,318 | 258,000 | 10 | 185,090 | 184,500 |
| N-7 | 78 | 245,477 | 229,500 | 10 | 183,630 | 187,950 |
| N-8 | 49 | 297,133 | 285,000 | 9 | 217,100 | 224,500 |
| N-10 | 18 | 317,322 | 307,000 | - | - | - |
| N-11 | 74 | 326,620 | 317,000 | 2 | 211,500 | 211,500 |
| N-12 | 14 | 258,921 | 231,000 | - | - | - |
| N-13 | 8 | 406,613 | 307,500 | - | - | - |
| N-14 | 20 | 350,725 | 307,500 | - | - | - |
| N-15 | 23 | 255,100 | 245,000 | - | - | - |
| N-16 | 14 | 223,125 | 223,500 | - | - | - |
| N-17 | 48 | 149,596 | 156,500 | - | - | - |
| N-18 | 20 | 194,505 | 191,850 | 5 | 147,200 | 142,000 |
| N-19 | 26 | 181,288 | 170,500 | 3 | 132,533 | 130,600 |
| N-20 | 5 | 193,300 | 162,500 | - | - | - |
| N-21 | 6 | 142,750 | 141,500 | - | - | - |
| N-22 | 8 | 124,275 | 124,000 | 2 | 84,250 | 84,250 |
| N-23 | 24 | 140,329 | 140,500 | - | - | - |
| N-24 | 16 | 157,906 | 140,500 | - | - | - |

| | Townhouse Condominiums | | | Condominium Apartments | | | Link Houses | | |
|------|------------------------|-----------|------------|------------------------|-----------|------------|-------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| N-1 | 12 | 180,167 | 165,000 | 14 | 170,486 | 168,500 | 8 | 241,538 | 243,900 |
| N-2 | 10 | 205,710 | 209,900 | 29 | 200,758 | 191,500 | 7 | 212,821 | 216,750 |
| N-3 | 12 | 179,883 | 172,500 | 22 | 155,709 | 152,250 | 8 | 234,588 | 235,250 |
| N-4 | - | - | - | 2 | 122,500 | 122,500 | - | - | - |
| N-5 | - | - | - | - | - | - | - | - | - |
| N-6 | 1 | 152,000 | 152,000 | - | - | - | 1 | 192,000 | 192,000 |
| N-7 | 7 | 150,271 | 147,900 | 6 | 142,683 | 145,050 | 1 | 159,500 | 159,500 |
| N-8 | - | - | - | 2 | 140,950 | 140,950 | - | - | - |
| N-10 | - | - | - | - | - | - | 48 | 217,308 | 218,650 |
| N-11 | 4 | 174,200 | 174,400 | 3 | 204,667 | 203,000 | 13 | 224,292 | 219,000 |
| N-12 | - | - | - | - | - | - | - | - | - |
| N-13 | - | - | - | - | - | - | - | - | - |
| N-14 | - | - | - | - | - | - | - | - | - |
| N-15 | - | - | - | - | - | - | - | - | - |
| N-16 | - | - | - | 1 | 93,000 | 93,000 | - | - | - |
| N-17 | 1 | 185,000 | 185,000 | 1 | 117,900 | 117,900 | 1 | 149,000 | 149,000 |
| N-18 | 1 | 134,000 | 134,000 | - | - | - | 11 | 158,800 | 157,500 |
| N-19 | 1 | 118,000 | 118,000 | - | - | - | 6 | 156,500 | 156,750 |
| N-20 | - | - | - | - | - | - | - | - | - |
| N-21 | - | - | - | - | - | - | - | - | - |
| N-22 | - | - | - | - | - | - | - | - | - |
| N-23 | - | - | - | - | - | - | 1 | 125,000 | 125,000 |
| N-24 | 2 | 186,500 | 186,500 | - | - | - | - | - | - |

| | Attached/Row | | | Co-op Apartments | | | Detached Condominiums | | |
|------|--------------|-----------|------------|------------------|-----------|------------|-----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| N-1 | 1 | 213,000 | 213,000 | - | - | - | - | - | - |
| N-2 | 3 | 282,167 | 282,000 | - | - | - | - | - | - |
| N-3 | 7 | 216,031 | 208,218 | - | - | - | - | - | - |
| N-4 | 3 | 212,333 | 212,000 | - | - | - | - | - | - |
| N-5 | - | - | - | - | - | - | - | - | - |
| N-6 | 4 | 187,125 | 185,000 | - | - | - | - | - | - |
| N-7 | 3 | 181,000 | 168,000 | - | - | - | - | - | - |
| N-8 | 9 | 192,222 | 187,000 | - | - | - | - | - | - |
| N-10 | - | - | - | - | - | - | - | - | - |
| N-11 | - | - | - | - | - | - | - | - | - |
| N-12 | - | - | - | - | - | - | - | - | - |
| N-13 | - | - | - | - | - | - | - | - | - |
| N-14 | - | - | - | - | - | - | - | - | - |
| N-15 | - | - | - | - | - | - | - | - | - |
| N-16 | - | - | - | - | - | - | - | - | - |
| N-17 | 1 | 129,900 | 129,900 | - | - | - | - | - | - |
| N-18 | 1 | 155,000 | 155,000 | - | - | - | - | - | - |
| N-19 | 3 | 132,167 | 130,000 | - | - | - | 1 | 234,000 | 234,000 |
| N-20 | - | - | - | - | - | - | - | - | - |
| N-21 | - | - | - | - | - | - | - | - | - |
| N-22 | - | - | - | - | - | - | - | - | - |
| N-23 | 2 | 108,500 | 108,500 | - | - | - | - | - | - |
| N-24 | 1 | 116,500 | 116,500 | - | - | - | - | - | - |

Market Watch

Single-Family West Breakdown March 1999

| Detached Houses | | | | | | | Semi-Detached Houses | | |
|-----------------|-------|-----------|------------|--|--|--|----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | | | | Sales | Av. Price | Med. Price |
| W-1 | 16 | 389,716 | 330,000 | | | | 13 | 203,723 | 215,000 |
| W-2 | 29 | 288,983 | 272,000 | | | | 26 | 215,785 | 227,500 |
| W-3 | 39 | 172,531 | 171,500 | | | | 14 | 161,742 | 159,000 |
| W-4 | 36 | 194,986 | 185,500 | | | | 2 | 200,200 | 200,200 |
| W-5 | 18 | 246,472 | 256,000 | | | | 18 | 202,972 | 204,500 |
| W-6 | 31 | 196,416 | 190,000 | | | | 5 | 200,200 | 198,500 |
| W-7 | 34 | 273,807 | 269,375 | | | | - | - | - |
| W-8 | 62 | 401,092 | 327,500 | | | | 3 | 212,333 | 210,000 |
| W-9 | 20 | 280,844 | 271,750 | | | | 2 | 190,500 | 190,500 |
| W-10 | 43 | 213,434 | 214,000 | | | | 4 | 194,375 | 199,500 |
| W-12 | 48 | 312,665 | 265,500 | | | | 3 | 216,167 | 220,000 |
| W-13 | 42 | 369,408 | 338,750 | | | | 23 | 178,074 | 177,000 |
| W-14 | 15 | 277,833 | 279,500 | | | | 5 | 198,795 | 191,000 |
| W-15 | 13 | 248,999 | 236,000 | | | | 7 | 204,214 | 200,000 |
| W-16 | 41 | 283,532 | 239,900 | | | | 17 | 186,971 | 183,500 |
| W-17 | - | - | - | | | | - | - | - |
| W-18 | 7 | 195,786 | 191,500 | | | | 8 | 178,300 | 177,000 |
| W-19 | 83 | 288,219 | 273,000 | | | | 8 | 193,688 | 197,500 |
| W-20 | 79 | 277,871 | 254,500 | | | | 43 | 195,690 | 193,500 |
| W-21 | 23 | 272,487 | 268,000 | | | | 2 | 178,250 | 178,250 |
| W-22 | 2 | 154,500 | 154,500 | | | | - | - | - |
| W-23 | 146 | 216,525 | 210,000 | | | | 34 | 170,658 | 170,500 |
| W-24 | 84 | 224,885 | 209,250 | | | | 30 | 176,845 | 174,250 |
| W-25 | 7 | 223,543 | 227,900 | | | | 8 | 169,631 | 168,521 |
| W-26 | 2 | 327,500 | 327,500 | | | | - | - | - |
| W-27 | 55 | 225,516 | 202,000 | | | | 2 | 178,500 | 178,500 |
| W-28 | 54 | 297,165 | 258,500 | | | | 1 | 185,700 | 185,700 |
| W-29 | 29 | 185,352 | 183,000 | | | | 6 | 134,300 | 134,000 |

| Townhouse Condominiums | | | Condominium Apartments | | | Link Houses | | | |
|------------------------|-------|-----------|------------------------|-------|-----------|-------------|-------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 1 | 278,500 | 278,500 | 14 | 160,971 | 150,000 | - | - | - |
| W-2 | - | - | - | 3 | 238,000 | 235,000 | - | - | - |
| W-3 | - | - | - | 8 | 134,250 | 128,750 | - | - | - |
| W-4 | 2 | 173,000 | 173,000 | 24 | 111,743 | 112,500 | - | - | - |
| W-5 | 19 | 121,718 | 122,500 | 31 | 91,121 | 92,000 | - | - | - |
| W-6 | 2 | 365,000 | 365,000 | 23 | 235,274 | 189,000 | - | - | - |
| W-7 | - | - | - | - | - | - | - | - | - |
| W-8 | 7 | 172,250 | 186,000 | 36 | 138,829 | 132,000 | - | - | - |
| W-9 | 3 | 204,333 | 193,000 | 27 | 101,846 | 91,000 | - | - | - |
| W-10 | 13 | 136,346 | 138,000 | 51 | 104,383 | 104,200 | 1 | 178,000 | 178,000 |
| W-12 | 7 | 161,129 | 147,500 | 15 | 139,740 | 142,000 | - | - | - |
| W-13 | 21 | 149,050 | 140,900 | 15 | 126,150 | 112,000 | - | - | - |
| W-14 | 15 | 136,433 | 147,000 | 20 | 134,355 | 122,000 | 4 | 225,975 | 222,700 |
| W-15 | 16 | 147,331 | 147,000 | 92 | 127,977 | 126,250 | - | - | - |
| W-16 | 22 | 168,939 | 161,900 | 12 | 149,583 | 125,000 | 3 | 194,333 | 200,000 |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | 14 | 125,693 | 128,000 | 3 | 102,667 | 103,000 | - | - | - |
| W-19 | 39 | 172,935 | 175,000 | 29 | 139,167 | 129,000 | 1 | 204,000 | 204,000 |
| W-20 | 63 | 158,665 | 152,900 | 6 | 120,250 | 112,500 | - | - | - |
| W-21 | 6 | 146,850 | 153,000 | 3 | 172,333 | 134,000 | 3 | 204,667 | 205,000 |
| W-22 | - | - | - | 1 | 128,000 | 128,000 | - | - | - |
| W-23 | 34 | 149,575 | 155,500 | 8 | 138,525 | 135,450 | 8 | 179,375 | 180,500 |
| W-24 | 36 | 131,318 | 129,750 | 26 | 117,896 | 123,000 | 2 | 196,250 | 196,250 |
| W-25 | 1 | 200,000 | 200,000 | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | 7 | 114,314 | 108,900 | 1 | 128,500 | 128,500 | 1 | 162,000 | 162,000 |
| W-28 | - | - | - | - | - | - | - | - | - |
| W-29 | 3 | 96,933 | 92,000 | 3 | 102,500 | 97,500 | 2 | 161,000 | 161,000 |

| 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 | 192,500 | 192,500 | 1 | 116,000 | 116,000 | - | - | - |
| W-2 | 5 | 153,100 | 166,000 | - | - | - | - | - | - |
| W-3 | 4 | 153,500 | 151,500 | - | - | - | - | - | - |
| W-4 | 3 | 210,000 | 210,000 | - | - | - | - | - | - |
| W-5 | - | - | - | 1 | 48,000 | 48,000 | 1 | 75,000 | 75,000 |
| W-6 | 1 | 249,900 | 249,900 | 1 | 55,000 | 55,000 | - | - | - |
| W-7 | 1 | 253,000 | 253,000 | 1 | 80,000 | 80,000 | - | - | - |
| W-8 | 3 | 313,833 | 242,500 | - | - | - | - | - | - |
| W-9 | - | - | - | - | - | - | - | - | - |
| W-10 | - | - | - | - | - | - | - | - | - |
| W-12 | 3 | 204,333 | 206,000 | - | - | - | - | - | - |
| W-13 | 1 | 140,000 | 140,000 | - | - | - | - | - | - |
| W-14 | - | - | - | - | - | - | - | - | - |
| W-15 | - | - | - | - | - | - | - | - | - |
| W-16 | 3 | 184,000 | 184,000 | - | - | - | - | - | - |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | - | - | - | - | - | - | - | - | - |
| W-19 | 11 | 210,317 | 211,000 | - | - | - | - | - | - |
| W-20 | 8 | 187,975 | 182,000 | - | - | - | - | - | - |
| W-21 | 5 | 215,180 | 187,000 | - | - | - | - | - | - |
| W-22 | - | - | - | - | - | - | - | - | - |
| W-23 | 33 | 164,044 | 163,000 | - | - | - | - | - | - |
| W-24 | 17 | 158,106 | 162,000 | - | - | - | - | - | - |
| W-25 | - | - | - | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | - | - | - | - | - | - | - | - | - |
| W-28 | 7 | 169,714 | 171,000 | - | - | - | - | - | - |
| W-29 | 1 | 135,000 | 135,000 | - | - | - | - | - | - |

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 | 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 |
| July | 6,084 | 5,026 | 1,329,234,855 | 218,480 | 210,459 |
| August | 5,390 | 4,462 | 1,237,545,608 | 229,600 | 208,617 |
| September | 5,429 | 4,492 | 1,187,538,665 | 218,740 | 213,917 |
| October | 5,681 | 4,688 | 1,274,397,550 | 224,326 | 217,908 |
| November | 4,853 | 3,905 | 1,076,535,860 | 221,829 | 214,465 |
| December | 4,090 | 3,272 | 900,326,933 | 220,129 | 215,131 |
| Total | 66,876 | 55,344 | 15,050,497,785 | 225,051 | 216,815 |
| 1999 | | | | | |
| January | 3,008 | 2,449 | 680,696,647 | 226,295 | 211,723 |
| February | 5,294 | 4,393 | 1,205,185,389 | 227,651 | 221,354 |
| March | 7,088 | 5,795 | 1,659,424,731 | 234,117 | 227,174 |
| Total | 15,390 | 12,637 | 3,545,306,767 | 230,364 | 222,157 |

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

