

Market Watch

For Media Inquiries: 443-8159
For All Other Inquiries: 443-8152

September 2002

New September Record; R.E. Market Back on Track

TORONTO — Thursday, October 3 2002.

WWith 5,846 homes sold through the TREB MLS system, last month was the best September ever recorded in the history of the Toronto Real Estate Board, TREB President Ann Bosley announced today. "Sales are up 16 per cent from the September 2001 figure of 5021, which was our previous record.," Mrs. Bosley said. "After taking a short summer breather, the residential market is back on track for another record breaking year. We look forward to an active and stable fall market."

"Average prices also jumped in September, going to \$282,765 from August's of \$266,154, a six per cent increase," Mrs. Bosley continued. "In straight dollar terms, this is the highest monthly average ever seen by the Board. However, this market remains far more affordable than that of the late 80's. Low interest rates, coupled with low unemployment and increased immigration, are the factors pushing Real Estate towards new sales records."

Breaking down the total, 2,210 sales were reported in TREB's 28 West districts and

averaged \$263,131; 970 sales were reported in the 14 Central districts and averaged \$378,521; 1,207 sales were reported in the 23 North districts and averaged \$305,073; and 1,459 sales were reported in TREB's 21 East districts and averaged \$230,388. ■

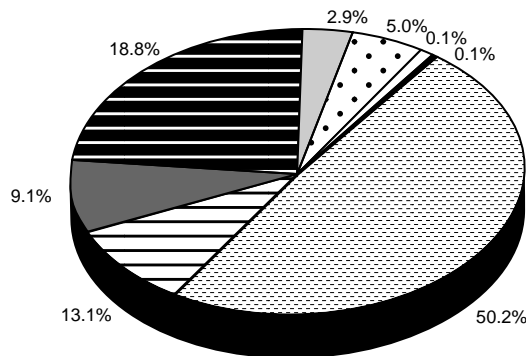
NEIGHBOURHOOD CORNER

East York

In September, East York (E-3) saw 52 sales of detached homes for an average of \$289,679. This is up 18% from the \$246,108 recorded last September.

Semi-Detached homes averaged \$244,922 on the basis of 26 sales, down about 1 per cent from the \$246,335 recorded in September 2001. And 34 Condo apartments sold in East York for an average of \$161,082, up 14 per cent from the \$141,541 from September 2001. Time-on-Market in East York was 31 days (as compared to the citywide average of 35 days) and the list-to-sale price ratio was 97 per cent. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

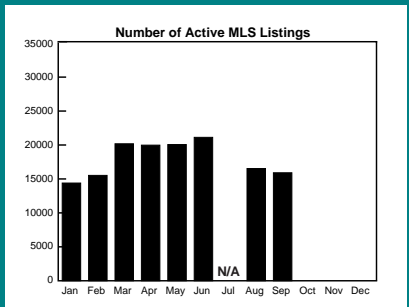
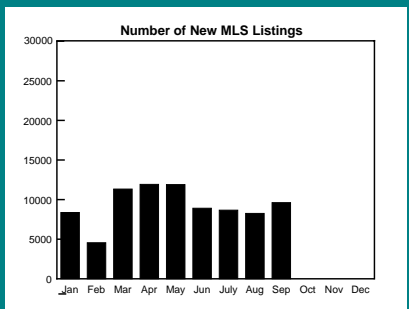
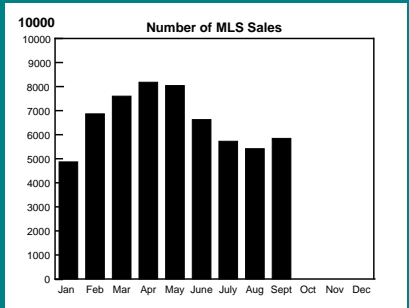


Dwelling Type	Sales	Median
Detached	2,935	\$290,000
Semi-Detached	766	\$239,575
Condo Townhouse	537	\$188,800
Condo Apt.	1,104	\$183,250
Link	175	\$230,000
Att/Row/Twnhouse	292	\$223,250
Co-op Apt.	33	\$158,000
Detached Condo	4	\$256,000

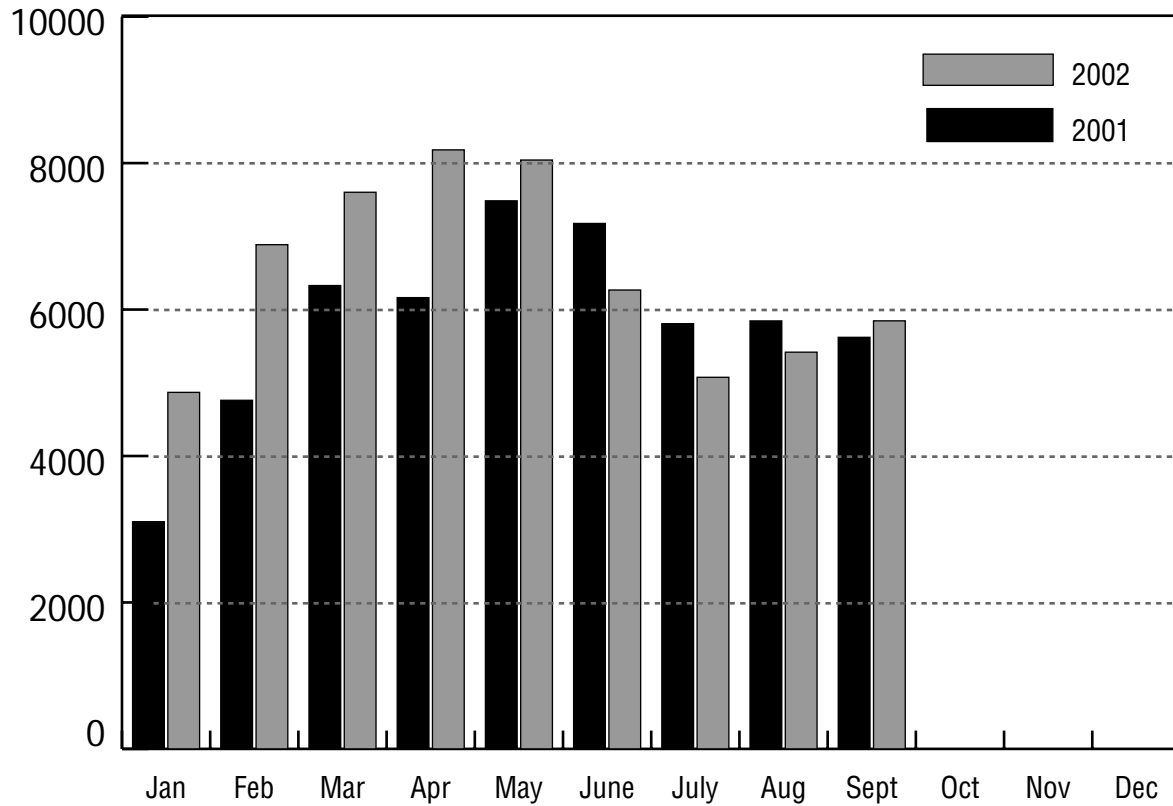
Housing Market Indicators

	September 2001	September 2002	% Change
Sales*	5,021	5,846	(+16%)
New Listings*	8,584	9,614	(+12%)
Active Listings*	N/A	15,910	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — SEPTEMBER

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	30	0.5	10	0.9	10	1.9
\$90,001 - \$100,000	21	0.4	11	1.0	1	0.2
\$100,001 - \$110,000	38	0.7	20	1.8	6	1.1
\$110,001 - \$120,000	64	1.1	30	2.7	17	3.2
\$120,001 - \$130,000	98	1.7	48	4.4	22	4.1
\$130,001 - \$140,000	137	2.3	69	6.3	22	4.1
\$140,001 - \$150,000	145	2.5	64	5.8	19	3.5
\$150,001 - \$160,000	218	3.7	106	9.6	42	7.8
\$160,001 - \$170,000	213	3.6	99	9.0	41	7.6
\$170,001 - \$180,000	231	4.0	70	6.3	47	8.8
\$180,001 - \$190,000	259	4.4	81	7.3	48	8.9
\$190,001 - \$200,000	244	4.2	50	4.5	43	8.0
\$200,001 - \$225,000	646	11.1	130	11.8	82	15.3
\$225,001 - \$250,000	807	13.8	98	8.9	67	12.5
\$250,001 - \$300,000	1,074	18.4	111	10.1	46	8.6
\$300,001 - \$400,000	954	16.3	71	6.4	13	2.4
\$400,001 - \$500,000	300	5.1	20	1.8	5	0.9
\$500,001 - \$750,000	245	4.2	8	0.7	4	0.7
\$750,001 - \$1,000,000	64	1.1	5	0.5	2	0.4
\$1,000,001 - \$1,500,000	38	0.7	2	0.2	-	-
\$1,500,000 -	20	0.3	-	-	-	-
Total:	5,846	100	1,104	100	537	100

SINGLE-FAMILY RESIDENTIAL - SEPTEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	133	168	73	\$18,756,516	\$256,939	\$238,000	22	99
E02	116	115	61	\$22,833,074	\$374,313	\$315,000	18	99
E03	206	288	117	\$28,149,079	\$240,590	\$237,000	31	99
E04	86	154	62	\$13,503,150	\$217,793	\$227,000	35	97
E05	182	296	99	\$24,954,530	\$252,066	\$239,000	38	97
E06	77	104	31	\$8,215,550	\$265,018	\$235,000	28	98
E07	159	312	117	\$27,969,400	\$239,055	\$242,000	47	97
E08	134	201	76	\$18,412,455	\$242,269	\$239,900	35	97
E09	142	242	93	\$19,442,715	\$209,061	\$220,000	39	96
E10	79	128	50	\$13,608,688	\$272,174	\$259,944	31	97
E11	134	292	66	\$14,007,630	\$212,237	\$201,500	40	96
E12	18	36	16	\$3,616,200	\$226,013	\$218,450	34	98
E13	163	240	107	\$25,277,200	\$236,236	\$242,500	28	106
E14	160	222	113	\$26,989,650	\$238,846	\$213,500	32	97
E15	165	245	97	\$21,369,818	\$220,307	\$215,000	39	98
E16	245	352	162	\$25,256,200	\$155,902	\$153,500	35	98
E17	85	142	67	\$12,170,790	\$181,654	\$175,000	31	98
E18	6	24	3	\$1,400,000	\$466,667	\$825,000	61	97
E19	18	36	14	\$3,323,073	\$237,362	\$218,000	37	97
E20	18	69	13	\$2,800,900	\$215,454	\$213,500	41	97
E21	51	113	22	\$4,079,750	\$185,443	\$192,000	40	97
Total	2,377	3,779	1,459	\$336,136,368	\$230,388	\$219,990	34	98
West								
W01	79	81	42	\$14,326,200	\$341,100	\$316,400	21	98
W02	86	143	55	\$16,399,630	\$298,175	\$270,000	39	98
W03	111	198	58	\$12,417,200	\$214,090	\$207,500	42	96
W04	108	205	63	\$14,201,300	\$225,417	\$240,000	41	96
W05	128	265	68	\$14,906,788	\$219,217	\$246,000	41	97
W06	139	229	64	\$17,954,200	\$280,534	\$245,500	40	97
W07	70	76	36	\$13,045,200	\$362,367	\$362,000	23	100
W08	164	239	97	\$39,289,508	\$405,046	\$295,108	35	97
W09	77	136	42	\$9,513,250	\$226,506	\$244,000	40	96
W10	160	300	100	\$20,321,600	\$203,216	\$214,000	37	97
W12	140	209	86	\$27,038,050	\$314,396	\$291,000	36	97
W13	134	230	78	\$31,512,926	\$404,012	\$272,500	34	97
W14	88	134	47	\$10,074,520	\$214,351	\$210,000	27	97
W15	222	362	125	\$23,984,351	\$191,875	\$174,000	40	97
W16	133	174	105	\$28,540,238	\$271,812	\$249,000	36	98
W17	-	-	-	-	-	-	-	-
W18	67	117	27	\$5,748,400	\$212,904	\$223,000	17	98
W19	315	531	193	\$51,518,203	\$266,934	\$257,000	38	97
W20	268	384	190	\$48,348,597	\$254,466	\$243,000	30	98
W21	118	285	42	\$12,554,100	\$298,907	\$284,500	34	97
W22	17	68	9	\$2,865,000	\$318,333	\$190,000	41	96
W23	453	629	298	\$71,127,348	\$238,682	\$226,000	35	98
W24	310	469	191	\$43,161,996	\$225,979	\$218,000	28	97
W25	17	51	15	\$3,537,100	\$235,807	\$229,000	41	98
W26	2	13	-	-	-	-	-	-
W27	81	157	67	\$17,847,900	\$266,387	\$240,000	33	97
W28	86	191	66	\$22,418,376	\$339,672	\$275,500	42	97
W29	69	101	46	\$8,867,950	\$192,782	\$185,500	43	98
Total	3,642	5,977	2,210	\$581,519,931	\$263,131	\$238,000	35	97

SINGLE-FAMILY RESIDENTIAL CONTINUED - SEPTEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	342	574	195	\$51,496,952	\$264,087	\$250,000	41	98
C02	102	158	66	\$26,082,100	\$395,183	\$301,500	43	98
C03	84	132	43	\$33,549,670	\$780,225	\$649,000	38	98
C04	150	188	88	\$45,841,207	\$520,923	\$480,000	37	98
C06	26	40	22	\$8,351,300	\$379,605	\$331,000	37	96
C07	108	171	67	\$19,824,480	\$295,888	\$291,000	32	98
C08	173	284	80	\$20,732,760	\$259,160	\$219,950	33	98
C09	78	108	16	\$9,686,900	\$605,431	\$529,750	25	97
C10	95	101	52	\$22,989,217	\$442,100	\$359,050	23	100
C11	61	88	42	\$11,268,700	\$268,302	\$200,900	41	97
C12	60	151	33	\$30,115,030	\$912,577	\$757,000	37	96
C13	76	131	43	\$12,720,440	\$295,824	\$290,000	30	98
C14	244	383	118	\$40,174,600	\$340,463	\$299,450	42	97
C15	165	268	105	\$34,332,325	\$326,975	\$275,000	38	104
Total	1,764	2,777	970	\$367,165,681	\$378,521	\$293,050	37	99
North								
N01	87	140	61	\$21,393,800	\$350,718	\$308,000	36	96
N02	132	249	77	\$27,574,100	\$358,105	\$321,500	43	96
N03	192	334	134	\$47,100,110	\$351,493	\$287,500	45	97
N04	129	205	72	\$24,727,104	\$343,432	\$334,000	31	98
N05	48	101	25	\$7,656,200	\$306,248	\$312,000	30	97
N06	87	132	64	\$20,289,400	\$317,022	\$257,500	36	98
N07	121	155	90	\$22,317,360	\$247,971	\$235,000	29	98
N08	274	443	164	\$54,749,830	\$333,840	\$312,000	37	103
N10	88	171	77	\$24,736,719	\$321,256	\$302,000	38	97
N11	196	340	132	\$43,268,805	\$327,794	\$296,000	50	98
N12	29	76	15	\$5,668,500	\$377,900	\$285,000	48	96
N13	11	35	12	\$7,177,000	\$598,083	\$592,500	39	97
N14	23	77	16	\$8,704,400	\$544,025	\$442,950	54	97
N15	33	61	23	\$5,981,650	\$260,072	\$227,000	43	96
N16	31	94	17	\$4,916,000	\$289,176	\$297,500	52	97
N17	115	221	82	\$14,444,200	\$176,149	\$159,250	38	96
N18	38	78	34	\$6,954,472	\$204,543	\$192,250	48	98
N19	54	129	33	\$6,415,200	\$194,400	\$178,000	45	97
N20	10	35	4	\$1,105,000	\$276,250	\$324,000	81	94
N21	6	37	7	\$1,550,500	\$221,500	\$245,000	76	96
N22	26	58	11	\$1,962,700	\$178,427	\$165,900	44	98
N23	65	129	38	\$6,533,490	\$171,934	\$160,000	47	97
N24	36	77	19	\$2,996,400	\$157,705	\$159,000	60	96
Total	1,831	3,377	1,207	\$368,222,940	\$305,073	\$275,000	41	98
Grand Total	9,614	15,910	5,846	\$1,653,044,920	\$282,765	\$245,000	36	98

THREE MONTH SINGLE-FAMILY - JULY TO SEPTEMBER 2002

Area	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	1,056	192	\$50,683,254	\$263,975	\$241,500	25	98
E02	932	170	\$58,049,864	\$341,470	\$297,478	23	99
E03	1,804	345	\$81,755,682	\$236,973	\$229,000	28	97
E04	958	212	\$44,045,700	\$207,763	\$218,000	33	97
E05	1,546	295	\$73,538,510	\$249,283	\$238,000	58	97
E06	669	119	\$31,003,307	\$260,532	\$235,000	29	97
E07	1,586	333	\$81,986,749	\$246,206	\$245,000	40	97
E08	1,213	223	\$51,383,905	\$230,421	\$228,000	36	97
E09	1,155	246	\$51,684,501	\$210,100	\$215,000	39	96
E10	728	141	\$37,433,038	\$265,483	\$250,000	44	98
E11	1,376	230	\$46,210,836	\$200,917	\$195,350	39	97
E12	298	47	\$9,930,800	\$211,294	\$204,000	33	98
E13	1,402	265	\$62,991,950	\$237,705	\$239,900	43	101
E14	1,609	305	\$68,951,399	\$226,070	\$213,500	33	97
E15	1,660	318	\$69,702,765	\$219,191	\$211,000	39	98
E16	2,397	529	\$84,026,310	\$158,840	\$153,000	33	98
E17	1,090	213	\$38,721,555	\$181,791	\$174,900	35	97
E18	89	9	\$4,254,000	\$472,667	\$350,000	73	96
E19	194	31	\$7,963,963	\$256,902	\$257,000	39	97
E20	286	57	\$11,845,600	\$207,818	\$189,900	41	97
E21	480	81	\$16,124,150	\$199,064	\$195,000	48	97
Total	22,528	4,361	\$982,287,838	\$225,244	\$214,000	37	98
West							
W01	553	106	\$35,303,173	\$333,049	\$292,000	25	98
W02	858	166	\$48,778,554	\$293,847	\$259,500	35	97
W03	1,011	172	\$36,295,300	\$211,019	\$207,750	41	96
W04	981	175	\$39,445,190	\$225,401	\$227,000	41	96
W05	1,264	236	\$48,648,088	\$206,136	\$228,900	38	97
W06	1,126	191	\$51,391,949	\$269,068	\$249,900	37	96
W07	468	93	\$31,926,400	\$343,295	\$328,000	30	98
W08	1,442	239	\$92,871,141	\$388,582	\$318,000	34	97
W09	687	117	\$26,888,450	\$229,816	\$244,000	37	96
W10	1,518	308	\$62,122,399	\$201,696	\$205,000	13	97
W12	1,120	209	\$63,165,650	\$302,228	\$265,000	39	97
W13	1,250	223	\$78,443,784	\$351,766	\$263,000	33	97
W14	787	140	\$31,557,570	\$225,411	\$212,750	33	97
W15	1,887	358	\$66,379,948	\$185,419	\$172,000	41	97
W16	1,317	269	\$73,328,863	\$272,598	\$249,000	33	97
W17	5	-	-	-	-	-	-
W18	556	116	\$23,442,300	\$202,089	\$216,950	27	97
W19	3,132	563	\$152,095,861	\$270,153	\$255,000	36	97
W20	2,931	591	\$150,260,487	\$254,248	\$240,000	30	98
W21	2,553	157	\$53,049,000	\$337,892	\$277,500	37	97
W22	358	24	\$6,530,700	\$272,113	\$212,000	39	97
W23	4,095	871	\$200,618,897	\$230,332	\$220,000	44	98
W24	2,913	608	\$137,212,434	\$225,678	\$217,000	42	97
W25	392	37	\$8,603,500	\$232,527	\$214,500	52	97
W26	43	1	\$212,000	\$212,000	\$212,000	64	97
W27	842	185	\$46,629,900	\$252,054	\$232,000	37	97
W28	885	184	\$58,921,385	\$320,225	\$275,500	46	102
W29	624	123	\$24,451,250	\$198,791	\$185,000	40	98
Total	35,598	6,462	\$1,648,574,173	\$255,118	\$233,000	36	97

THREE MONTH SINGLE-FAMILY CONTINUED - JULY TO SEPTEMBER 2002

Area	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	2,794	530	\$139,195,929	\$262,634	\$237,250	37	98
C02	947	166	\$67,560,222	\$406,989	\$318,500	35	98
C03	695	106	\$59,759,870	\$563,772	\$347,500	37	97
C04	1,309	220	\$113,938,055	\$517,900	\$473,400	35	98
C06	259	50	\$19,313,400	\$386,268	\$336,000	35	97
C07	977	193	\$56,534,818	\$292,927	\$275,500	35	97
C08	1,445	257	\$65,061,026	\$253,156	\$220,000	33	101
C09	427	52	\$37,660,600	\$724,242	\$591,250	33	97
C10	803	144	\$66,544,752	\$462,116	\$372,000	25	100
C11	572	106	\$32,072,924	\$302,575	\$295,550	33	98
C12	667	98	\$81,726,690	\$833,946	\$685,500	39	95
C13	653	116	\$33,497,669	\$288,773	\$277,500	34	98
C14	1,624	318	\$106,905,085	\$336,180	\$280,000	40	97
C15	1,473	283	\$88,378,092	\$312,290	\$268,000	63	100
Total	14,645	2,639	\$968,149,132	\$366,862	\$285,000	38	98
North							
N01	881	172	\$60,584,759	\$352,237	\$302,750	36	96
N02	1,244	232	\$78,721,189	\$339,315	\$310,000	35	97
N03	1,910	368	\$126,950,260	\$344,974	\$286,000	42	97
N04	1,248	231	\$80,319,643	\$347,704	\$332,900	38	97
N05	388	77	\$26,080,200	\$338,704	\$319,000	37	97
N06	882	178	\$55,500,313	\$311,800	\$260,950	34	98
N07	1,171	266	\$66,776,580	\$251,040	\$235,000	29	98
N08	2,295	437	\$143,340,430	\$328,010	\$312,990	37	99
N10	1,163	239	\$75,701,057	\$316,741	\$298,000	38	97
N11	2,050	412	\$138,170,432	\$335,365	\$305,000	45	98
N12	271	43	\$15,285,900	\$355,486	\$304,000	43	96
N13	151	25	\$12,272,900	\$490,916	\$382,000	54	96
N14	313	48	\$24,315,900	\$506,581	\$435,450	51	96
N15	298	58	\$15,677,950	\$270,309	\$228,500	45	97
N16	307	54	\$14,744,600	\$273,048	\$249,750	58	97
N17	1,085	224	\$41,743,505	\$186,355	\$170,000	41	97
N18	442	103	\$21,953,678	\$213,143	\$197,500	59	98
N19	524	101	\$19,859,100	\$196,625	\$183,000	46	97
N20	89	11	\$3,405,000	\$309,545	\$323,000	73	96
N21	114	18	\$3,807,400	\$211,522	\$205,000	66	97
N22	223	39	\$7,424,000	\$190,359	\$168,000	56	98
N23	576	110	\$20,227,890	\$183,890	\$171,250	50	97
N24	297	63	\$10,769,600	\$170,946	\$160,000	72	96
Total	17,922	3,509	\$1,063,632,286	\$303,116	\$275,000	41	97
Grand Total	90,693	16,971	\$4,662,643,429	\$274,742	\$239,999	38	98

SINGLE-FAMILY WEST BREAKDOWN - SEPTEMBER 2002

Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	17	\$448,612	\$420,000	12	\$306,375	\$320,250	12	\$231,108	\$218,250	-	-	-
W02	22	\$374,530	\$373,000	29	\$247,620	\$240,000	3	\$267,000	\$314,000	-	-	-
W03	38	\$220,045	\$225,000	15	\$213,300	\$205,000	5	\$171,200	\$170,000	-	-	-
W04	36	\$262,431	\$265,500	2	\$290,450	\$290,450	13	\$126,508	\$134,000	-	-	-
W05	18	\$283,056	\$276,000	25	\$255,672	\$255,000	12	\$127,717	\$133,000	-	-	-
W06	26	\$236,381	\$247,500	6	\$292,417	\$285,500	25	\$315,152	\$223,000	-	-	-
W07	31	\$381,555	\$373,500	2	\$244,000	\$244,000	2	\$316,500	\$316,500	-	-	-
W08	50	\$573,902	\$495,000	4	\$304,500	\$277,000	34	\$221,394	\$182,000	-	-	-
W09	19	\$331,884	\$317,000	-	-	-	21	\$136,640	\$111,000	1	\$255,000	\$255,000
W10	49	\$261,892	\$250,000	3	\$220,000	\$231,000	38	\$138,955	\$140,500	1	\$220,000	\$220,000
W12	55	\$369,217	\$340,000	9	\$245,756	\$245,000	14	\$164,171	\$151,000	-	-	-
W13	44	\$573,557	\$390,000	13	\$217,569	\$220,000	5	\$138,800	\$137,500	-	-	-
W14	8	\$373,813	\$374,000	7	\$266,560	\$278,420	13	\$144,392	\$134,000	-	-	-
W15	13	\$292,162	\$272,100	19	\$253,568	\$259,000	78	\$160,698	\$158,125	-	-	-
W16	44	\$333,680	\$295,000	22	\$227,368	\$229,750	9	\$272,500	\$271,000	5	\$237,708	\$240,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	7	\$212,314	\$228,000	16	\$226,675	\$223,500	1	\$119,000	\$119,000	-	-	-
W19	87	\$327,684	\$315,500	29	\$244,024	\$243,650	33	\$192,818	\$174,000	3	\$271,667	\$282,000
W20	83	\$312,233	\$304,000	46	\$236,205	\$239,500	10	\$168,800	\$169,750	1	\$203,000	\$203,000
W21	31	\$327,942	\$335,000	1	\$220,900	\$220,900	3	\$205,333	\$285,000	2	\$261,000	\$261,000
W22	4	\$494,250	\$243,500	-	-	-	-	-	-	1	\$220,000	\$220,000
W23	182	\$264,919	\$250,000	51	\$212,453	\$215,500	8	\$163,738	\$165,000	3	\$219,800	\$234,500
W24	87	\$283,091	\$266,000	42	\$216,936	\$216,500	29	\$138,005	\$131,000	1	\$219,000	\$219,000
W25	8	\$286,475	\$249,450	1	\$229,000	\$229,000	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	53	\$289,468	\$250,000	1	\$215,000	\$215,000	1	\$122,000	\$122,000	1	\$194,000	\$194,000
W28	53	\$372,747	\$312,000	3	\$225,000	\$238,000	-	-	-	1	\$245,000	\$245,000
W29	32	\$212,298	\$202,500	8	\$155,363	\$151,500	1	\$111,000	\$111,000	1	\$180,500	\$180,500

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	-	-	-	-	-	-	-	-	-	1	\$250,000	\$250,000
W02	1	\$178,000	\$178,000	-	-	-	-	-	-	-	-	-
W03	-	-	-	-	-	-	-	-	-	-	-	-
W04	11	\$205,409	\$215,000	-	-	-	-	-	-	1	\$268,800	\$268,800
W05	12	\$146,367	\$129,000	-	-	-	1	\$131,000	\$131,000	-	-	-
W06	2	\$605,000	\$605,000	-	-	-	2	\$157,000	\$157,000	3	\$217,000	\$370,000
W07	-	-	-	-	-	-	1	\$96,000	\$96,000	-	-	-
W08	4	\$252,000	\$245,000	-	-	-	4	\$137,500	\$119,500	1	\$291,000	\$291,000
W09	-	-	-	-	-	-	1	\$83,000	\$83,000	-	-	-
W10	6	\$152,600	\$153,000	-	-	-	3	\$137,667	\$140,000	-	-	-
W12	8	\$277,613	\$229,500	-	-	-	-	-	-	-	-	-
W13	14	\$166,357	\$161,500	-	-	-	-	-	-	2	\$212,500	\$212,500
W14	19	\$175,842	\$200,000	-	-	-	-	-	-	-	-	-
W15	14	\$191,214	\$184,500	-	-	-	1	\$157,000	\$157,000	-	-	-
W16	25	\$208,608	\$187,000	-	-	-	-	-	-	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	3	\$172,133	\$218,000	-	-	-	-	-	-	-	-	-
W19	28	\$202,582	\$207,250	-	-	-	1	\$143,000	\$143,000	12	\$244,975	\$241,450
W20	36	\$186,376	\$182,000	1	\$216,000	\$216,000	1	\$198,280	\$198,280	12	\$212,750	\$209,750
W21	1	\$151,000	\$151,000	-	-	-	-	-	-	4	\$219,500	\$217,250
W22	3	\$159,333	\$165,000	-	-	-	-	-	-	1	\$190,000	\$190,000
W23	24	\$177,929	\$186,250	-	-	-	1	\$152,000	\$152,000	29	\$196,048	\$196,000
W24	20	\$149,843	\$145,000	-	-	-	-	-	-	12	\$183,650	\$183,500
W25	4	\$159,225	\$157,700	-	-	-	-	-	-	2	\$189,700	\$189,700
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	6	\$159,033	\$154,750	-	-	-	-	-	-	5	\$204,180	\$199,900
W28	1	\$184,000	\$184,000	-	-	-	-	-	-	8	\$194,850	\$191,500
W29	3	\$122,667	\$130,000	-	-	-	-	-	-	1	\$172,000	\$172,000

SINGLE-FAMILY CENTRAL BREAKDOWN - SEPTEMBER 2002

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	6	\$416,000	\$392,500	12	\$348,473	\$313,339	146	\$243,941	\$227,200	-	-	-
C02	10	\$398,250	\$310,000	22	\$441,786	\$311,500	25	\$348,544	\$287,000	-	-	-
C03	32	\$864,099	\$706,000	6	\$679,333	\$626,500	4	\$308,125	\$288,750	-	-	-
C04	69	\$562,307	\$515,000	4	\$384,250	\$400,500	12	\$333,208	\$307,250	-	-	-
C06	18	\$413,306	\$343,000	1	\$268,300	\$268,300	1	\$177,000	\$177,000	-	-	-
C07	25	\$385,883	\$359,500	4	\$291,250	\$293,000	33	\$224,133	\$211,000	-	-	-
C08	-	-	-	9	\$465,333	\$475,000	63	\$228,347	\$213,000	-	-	-
C09	6	\$830,917	\$717,250	2	\$614,000	\$614,000	6	\$449,317	\$407,450	-	-	-
C10	18	\$704,151	\$534,500	13	\$390,792	\$372,000	17	\$243,012	\$238,800	-	-	-
C11	10	\$501,330	\$485,000	7	\$366,857	\$370,000	20	\$123,040	\$114,500	-	-	-
C12	27	\$1,053,871	\$1,110,000	2	\$277,500	\$277,500	-	-	-	-	-	-
C13	15	\$392,633	\$385,000	7	\$277,286	\$276,000	18	\$235,591	\$202,995	-	-	-
C14	43	\$481,270	\$430,000	-	-	-	65	\$251,938	\$230,000	-	-	-
C15	40	\$487,968	\$392,500	17	\$282,812	\$278,000	13	\$196,369	\$185,000	1	\$311,000	\$311,000

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	16	\$263,506	\$276,000	-	-	-	1	\$185,000	\$185,000	14	\$343,054	\$317,500
C02	4	\$444,750	\$342,000	-	-	-	1	\$239,500	\$239,500	4	\$412,050	\$421,600
C03	1	\$590,000	\$590,000	-	-	-	-	-	-	-	-	-
C04	2	\$497,500	\$497,500	-	-	-	-	-	-	1	\$511,507	\$511,507
C06	2	\$233,250	\$233,250	-	-	-	-	-	-	-	-	-
C07	3	\$366,000	\$429,000	-	-	-	1	\$158,000	\$158,000	1	\$360,000	\$360,000
C08	4	\$209,600	\$196,750	-	-	-	1	\$102,500	\$102,500	3	\$406,000	\$661,000
C09	-	-	-	-	-	-	1	\$345,000	\$345,000	1	\$432,500	\$432,500
C10	4	\$275,750	\$275,500	-	-	-	-	-	-	-	-	-
C11	4	\$220,400	\$219,550	-	-	-	-	-	-	1	\$345,000	\$345,000
C12	4	\$276,375	\$266,500	-	-	-	-	-	-	-	-	-
C13	3	\$216,433	\$237,300	-	-	-	-	-	-	-	-	-
C14	7	\$299,429	\$307,500	-	-	-	2	\$299,000	\$299,000	1	\$410,000	\$410,000
C15	33	\$211,152	\$209,500	-	-	-	1	\$174,000	\$174,000	-	-	-

SINGLE-FAMILY NORTH BREAKDOWN - SEPTEMBER 2002

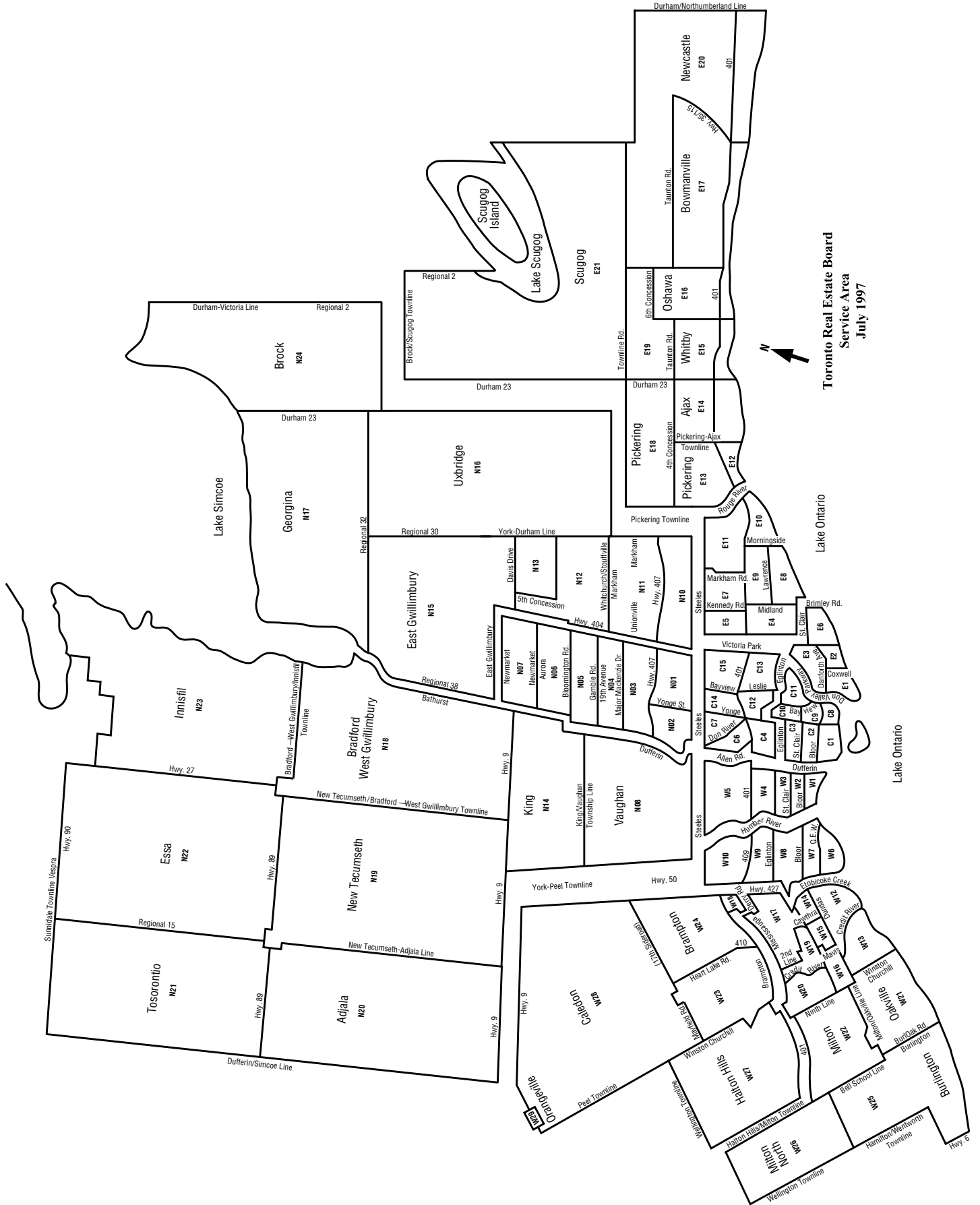
Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	24	\$421,829	\$390,000	-	-	-	17	\$371,794	\$222,000	4	\$298,625	\$303,500
N02	42	\$446,180	\$363,250	-	-	-	18	\$230,786	\$216,625	4	\$267,475	\$269,950
N03	60	\$488,910	\$428,000	7	\$309,786	\$293,500	32	\$212,941	\$216,500	2	\$280,000	\$280,000
N04	47	\$391,051	\$365,018	10	\$266,850	\$259,000	4	\$157,725	\$149,950	-	-	-
N05	20	\$324,285	\$324,500	1	\$257,500	\$257,500	-	-	-	-	-	-
N06	40	\$366,080	\$327,000	11	\$226,127	\$236,000	3	\$249,000	\$400,000	-	-	-
N07	57	\$278,504	\$269,900	17	\$204,168	\$208,500	4	\$162,975	\$163,450	-	-	-
N08	103	\$381,526	\$357,000	24	\$270,667	\$266,000	4	\$202,250	\$194,500	1	\$300,000	\$300,000
N10	30	\$397,666	\$375,400	-	-	-	-	-	-	43	\$275,959	\$277,500
N11	73	\$377,752	\$355,000	12	\$262,442	\$265,000	9	\$275,989	\$240,000	12	\$275,567	\$270,100
N12	11	\$432,909	\$339,000	-	-	-	-	-	-	1	\$235,000	\$235,000
N13	12	\$598,083	\$592,500	-	-	-	-	-	-	-	-	-
N14	16	\$544,025	\$442,950	-	-	-	-	-	-	-	-	-
N15	22	\$263,030	\$226,250	-	-	-	-	-	-	-	-	-
N16	17	\$289,176	\$297,500	-	-	-	-	-	-	-	-	-
N17	74	\$178,624	\$163,000	-	-	-	-	-	-	1	\$173,000	\$173,000
N18	17	\$229,300	\$220,000	4	\$161,625	\$161,250	-	-	-	10	\$193,057	\$192,250
N19	21	\$224,014	\$211,000	8	\$147,113	\$145,500	-	-	-	-	-	-
N20	4	\$276,250	\$324,000	-	-	-	-	-	-	-	-	-
N21	7	\$221,500	\$245,000	-	-	-	-	-	-	-	-	-
N22	11	\$178,427	\$165,900	-	-	-	-	-	-	-	-	-
N23	36	\$174,861	\$162,000	-	-	-	-	-	-	-	-	-
N24	18	\$159,078	\$157,000	-	-	-	-	-	-	-	-	-

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	14	\$229,171	\$209,900	-	-	-	-	-	-	2	\$273,250	\$273,250
N02	10	\$257,700	\$247,000	-	-	-	-	-	-	3	\$344,500	\$365,000
N03	14	\$214,214	\$209,000	-	-	-	1	\$242,000	\$242,000	18	\$276,772	\$280,000
N04	2	\$278,500	\$278,500	-	-	-	-	-	-	9	\$276,811	\$280,000
N05	-	-	-	-	-	-	-	-	-	4	\$228,250	\$232,500
N06	6	\$253,633	\$199,950	-	-	-	-	-	-	4	\$222,500	\$219,000
N07	8	\$187,500	\$179,500	-	-	-	-	-	-	4	\$204,975	\$199,500
N08	6	\$231,650	\$232,000	-	-	-	-	-	-	26	\$248,377	\$248,500
N10	3	\$231,667	\$260,000	-	-	-	-	-	-	1	\$245,500	\$245,500
N11	10	\$223,560	\$236,000	1	\$410,000	\$410,000	-	-	-	15	\$273,820	\$264,900
N12	1	\$153,000	\$153,000	1	\$296,000	\$296,000	-	-	-	1	\$222,500	\$222,500
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	1	\$195,000	\$195,000
N16	-	-	-	-	-	-	-	-	-	-	-	-
N17	1	\$100,000	\$100,000	-	-	-	-	-	-	6	\$158,833	\$158,000
N18	1	\$138,900	\$138,900	-	-	-	-	-	-	2	\$170,200	\$170,200
N19	3	\$126,333	\$138,000	-	-	-	-	-	-	1	\$155,000	\$155,000
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	2	\$119,250	\$119,250
N24	-	-	-	-	-	-	-	-	-	1	\$133,000	\$133,000

(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
1966	13,428	\$ 21,360	2002		
1967	12,432	24,078	January	4,869	\$ 262,919
1968	12,245	26,732	February	6,866	270,883
1969	12,493	28,929	March	7,602	274,874
1970	10,498	29,492	April	8,181	277,664
1971	13,085	30,426	May	8,042	278,323
1972	14,613	32,513	June	6,627	278,698
1973	16,335	40,605	July	5,727	274,348
1974	17,318	52,806	August	5,418	266,154
1975	22,020	57,581	September	5,846	282,765
1976	19,025	61,389			
1977	20,512	64,559	Total**	59,158	\$274,665
1978	21,184	67,333			
1979	23,466	70,830			
1980	26,017	75,694			
1981	29,625	90,203			
1982	25,336	95,496			
1983	30,046	101,626			
1984	31,905	102,318			
1985	45,509	109,094			
1986	52,919	138,925			
1987	43,475	189,105			
1988	49,381	229,635			
1989	38,960	273,698			
1990	26,779	255,020			
1991	38,144	234,313			
1992	41,703	214,971			
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
Total	67,612	251,508			

* 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.



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."