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

July 2003

8,084 Sales for Best July, 2nd Best Month Ever!

TORONTO — Thursday, August 7, 2003.

The Toronto residential resale market continued its hot summer run in July with 8,084 residential properties sold during the course of the month, Toronto Real Estate Board President Cynthia Lai announced today, "Sales were up an incredible 39 per cent over the 5,807 sales recorded in 2001, which was our previous best July, and up an even more incredible 41 per cent from the 5,727 sales recorded in July of 2002.

Last month was also the second best month ever seen in TREB's history, the best being April of 2002, when 8,181 sold properties passed through the TorontoMLS system, and was only the fifth time Toronto passed the 8,000 sale barrier."

"It has been an extremely unusual year," Ms. Lai went on to note, "the market actually strengthened into the summer months after a relatively lackluster spring, which is the opposite of the usual pattern. If the second half maintains the current pace, 2003 will prove the best year for Toronto resales ever recorded."

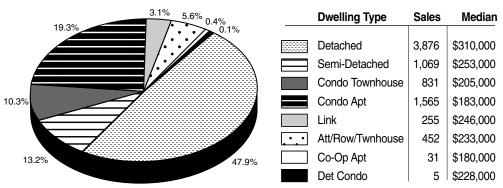
Prices declined for the second straight month in July, as the average price fell almost two per cent to \$289,880 from June, due in part to a decline in the number of upper-end homes sold in the central area of Toronto. This figure was up six per cent from the \$274,348 recorded in July of 2002.

Breaking down the total, 3,091 sales were reported in TREB's 28 West districts and averaged \$272,669; 1,308 sales were reported in the 14 Central districts and averaged \$364,137; 1,591 sales were reported in the 23 North districts and averaged \$323,172; and 2,094 sales were reported in TREB's 21 East districts and averaged \$243,608.

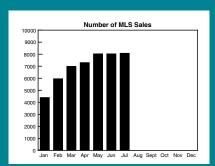
North York East

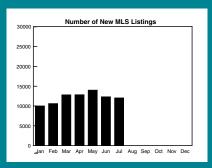
The East half of North York (C12 through C15) saw 401 sales during July, for an average of \$358,549. Of these, 167 were condominium apartments, which sold for an average of \$230,595, and 57 were town-house condominiums, which averaged \$257,927. Days-on-Market was 42, and average per cent sale-to-list-price ratio was 98 per cent. ■

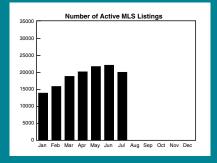
SINGLE-FAMILY RESIDENTIAL BREAKDOWN



Housing Market Indicators									
	July 2002	July 2003	% Change						
Sales*	5,727	8,084	(+41%)						
New Listings*	8,686	12,059	(+39%)						
Active Listings*	_	20,063	_						



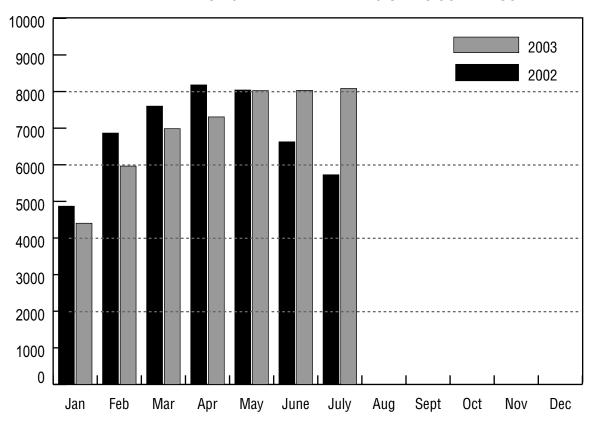








SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — JULY

Price Range	Total	S.F.D. % S.F.	D. Condo A	pt. % Condo Apt	. Condo T.H.	% Condo T.H.
- ;	\$90,000 2	24 0.3	10	0.6	7	0.8
\$90,001 - \$	100,000 1	18 0.2	8	0.5	2	0.2
\$100,001 - \$	110,000	31 0.4	19	1.2	3	0.4
\$110,001 - \$	120,000	17 0.6	27	1.7	9	1.1
\$120,001 - \$	130,000 12	29 1.6	78	5.0	21	2.5
\$130,001 - \$	140,000 12	24 1.5	76	4.9	18	2.2
\$140,001 - \$	150,000 20	03 2.5	106	6.8	36	4.3
\$150,001 - \$	160,000 29	97 3.7	147	9.4	75	9.0
\$160,001 - \$	170,000 30	3.8	166	10.6	43	5.2
\$170,001 - \$	180,000 29	92 3.6	118	7.5	49	5.9
\$180,001 - \$	190,000 29	94 3.6	102	6.5	59	7.1
\$190,001 - \$2	200,000 28	3.5	82	5.2	58	7.0
\$200,001 - \$2	225,000 91	11 11.3	214	13.7	174	21.0
\$225,001 - \$2	250,000 97	78 12.1	113	7.2	150	18.1
\$250,001 - \$3	300,000 1,64	13 20.3	150	9.6	74	8.9
\$300,001 - \$4	400,000 1,51	11 18.7	105	6.7	40	4.8
\$400,001 - \$5	500,000 49	91 6.1	24	1.5	7	0.8
\$500,001 - \$	750,000 36	64 4.5	15	1.0	4	0.5
\$750,001 - \$1,0	000,000 7	73 0.9	1	0.1	-	-
\$1,000,001 - \$1,	500,000 4	13 0.5	2	0.1	1	0.1
\$1,500,000 -	- 2	23 0.3	-	-	-	-
Total:	8,08	34 100	1,563	100	830	100



SINGLE-FAMILY RESIDENTIAL - JULY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	145 129 210 140 215 99 255 167 170 104 203 39 163 203 200 322 134 9 33 29 57	176 139 322 223 302 118 340 263 322 145 308 52 225 290 261 456 180 32 65 81	97 83 129 116 136 60 164 89 98 77 143 31 129 142 152 237 120 3 21 28 39	\$27,864,149 \$28,444,271 \$33,121,505 \$25,039,700 \$36,404,418 \$17,198,652 \$42,514,138 \$21,332,900 \$20,764,500 \$22,999,020 \$32,847,030 \$7,569,200 \$34,598,578 \$34,075,790 \$36,950,470 \$40,880,540 \$22,823,500 \$1,325,000 \$7,171,300 \$7,494,600 \$8,696,300	\$287,259 \$342,702 \$256,756 \$215,859 \$267,680 \$286,644 \$259,233 \$239,696 \$211,883 \$298,689 \$229,700 \$244,168 \$268,206 \$239,970 \$243,095 \$172,492 \$190,196 \$441,667 \$341,490 \$267,664 \$222,982	\$265,000 \$289,000 \$250,000 \$214,250 \$261,500 \$243,000 \$260,000 \$242,500 \$297,500 \$228,000 \$230,000 \$252,000 \$227,500 \$233,500 \$165,000 \$180,700 \$440,000 \$245,000 \$237,000 \$237,000	27 25 30 32 37 27 32 31 38 33 30 34 38 41 35 32 19 46 55 36	99 99 98 97 97 98 97 97 97 98 98 98 98 98 98 98
Total	3,026	4,409	2,094	\$510,115,561	\$243,608	\$231,000	34	98
<u>West</u>								
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26	81 102 146 130 195 173 54 128 64 207 160 108 104 246 149 2 97 398 369 127 35 624 395 25 1	131 165 282 226 353 333 72 260 132 351 275 240 151 380 238 2 168 582 488 246 60 850 572 59 8	52 80 90 79 101 97 37 96 51 149 87 96 55 162 122 2 51 281 290 100 29 446 302 15	\$19,032,499 \$26,354,300 \$20,020,073 \$18,409,400 \$22,654,900 \$25,966,950 \$13,468,900 \$36,107,150 \$11,587,800 \$41,229,099 \$26,773,950 \$33,487,725 \$12,488,030 \$31,599,738 \$34,626,500 \$514,000 \$10,809,000 \$79,350,550 \$81,044,926 \$36,331,350 \$7,485,300 \$110,297,839 \$73,627,201 \$4,980,100	\$366,010 \$329,429 \$222,445 \$233,030 \$224,306 \$267,701 \$364,024 \$376,116 \$227,212 \$276,705 \$307,747 \$348,830 \$227,055 \$195,060 \$283,824 \$257,000 \$211,941 \$282,386 \$279,465 \$363,314 \$258,114 \$247,305 \$243,799 \$332,007	\$347,500 \$291,050 \$220,000 \$235,000 \$240,000 \$258,000 \$335,000 \$199,000 \$215,000 \$266,500 \$235,000 \$181,250 \$266,500 \$257,000 \$257,000 \$270,000 \$270,000 \$273,950 \$232,000 \$233,750 \$235,000	27 29 36 35 36 39 27 33 32 33 27 34 29 37 38 19 31 33 31 42 48 32 33 52	98 98 96 97 97 97 99 98 97 97 97 97 97 97 98 101 97 98 100 98
W27 W28	101 104 76	162 235 104	78 79 64	\$22,012,900 \$29,176,600 \$13,381,771	\$282,217 \$369,324 \$300,000	\$245,500 \$352,000 \$187,050	38 41	97 97
W29 Total	4,4 01	7, 125	3,091	\$13,381,771 \$842,818,551	\$209,090 \$272,669	\$187,950 \$246,000	25 34	98 98



SINGLE-FAMILY RESIDENTIAL CONTINUED - JULY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central	<u>[</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	419 134 81 137 34 133 222 55 93 76 67 103 303 238	893 274 152 236 59 242 400 111 160 118 174 134 592 441	262 87 59 92 25 88 126 45 71 52 35 66 143 157	\$67,550,780 \$39,919,124 \$30,440,000 \$42,083,257 \$8,503,905 \$29,351,388 \$32,044,998 \$33,325,500 \$32,858,940 \$16,435,633 \$30,423,088 \$20,552,200 \$43,799,907 \$49,002,999	\$257,827 \$458,841 \$515,932 \$457,427 \$340,156 \$333,539 \$254,325 \$740,567 \$462,802 \$316,070 \$869,231 \$311,397 \$306,293 \$312,121	\$229,444 \$355,000 \$300,000 \$419,750 \$340,000 \$317,500 \$211,950 \$465,000 \$372,500 \$271,500 \$693,888 \$298,750 \$247,500 \$277,000	46 43 38 32 34 41 38 39 33 30 55 29 48 35	97 98 96 98 98 98 97 99 99 99
Total	2,095	3,986	1,308	\$476,291,719	\$364,137	\$282,750	40	98
<u>North</u>								
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	120 180 299 175 46 83 166 332 183 333 37 26 52 44 49 132 52 61 7 9 23 82 46	211 306 539 298 114 153 229 626 245 512 81 51 126 81 103 245 99 118 34 29 60 180 103	81 120 166 105 35 70 110 205 74 208 20 15 22 32 40 103 35 46 10 8 18 48 20	\$30,073,086 \$43,036,350 \$59,901,451 \$37,002,200 \$12,859,701 \$23,587,040 \$30,432,240 \$70,648,629 \$24,396,282 \$77,785,939 \$9,071,538 \$5,738,400 \$8,552,500 \$8,619,400 \$11,531,400 \$19,480,200 \$8,645,400 \$9,116,050 \$2,504,900 \$1,808,035 \$3,916,900 \$10,816,250 \$4,643,400	\$371,273 \$358,636 \$360,852 \$352,402 \$367,420 \$336,958 \$276,657 \$344,627 \$329,679 \$373,971 \$453,577 \$382,560 \$388,750 \$269,356 \$288,285 \$189,128 \$247,011 \$198,175 \$250,490 \$225,004 \$217,606 \$225,339 \$232,170	\$329,000 \$318,150 \$295,000 \$355,000 \$325,000 \$258,500 \$250,000 \$327,500 \$319,000 \$343,250 \$306,125 \$375,000 \$247,000 \$247,000 \$251,400 \$176,000 \$221,000 \$192,225 \$242,000 \$236,450 \$193,500 \$201,750 \$163,750	39 35 37 35 48 37 38 39 32 34 42 56 45 43 54 45 42 52 65 70 53 49 72	97 97 98 97 98 97 98 97 96 96 96 97 97 97 97 97 97
Total	2,537	4,543	1,591	\$514,167,291	\$323,172	\$293,000	40	97
Grand Total	12,059	20,063	8,084	\$2,343,393,122	\$289,880	\$254,900	36	98



JANUARY TO JULY 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>							
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20	957 980 1,558 977 1,291 642 1,341 1,087 1,221 716 1,283 283 1,268 1,438 1,382 2,116 1,025 69 242 250	558 547 880 590 769 353 799 598 662 452 760 173 813 934 958 1,437 764 12 120	\$159,358,997 \$198,474,858 \$231,013,304 \$133,018,762 \$197,353,866 \$102,918,667 \$198,731,103 \$144,798,400 \$141,037,744 \$127,076,858 \$162,808,805 \$40,575,377 \$210,902,157 \$218,401,221 \$228,221,725 \$242,772,887 \$148,797,670 \$4,935,000 \$34,402,950 \$32,200,200	\$285,590 \$362,843 \$262,515 \$225,456 \$256,637 \$291,554 \$248,725 \$242,138 \$213,048 \$213,048 \$214,222 \$234,540 \$259,412 \$233,834 \$238,227 \$168,944 \$194,761 \$411,250 \$286,691 \$243,941	\$258,500 \$315,750 \$250,150 \$235,000 \$244,000 \$245,000 \$244,000 \$237,250 \$211,844 \$270,000 \$212,000 \$225,000 \$250,000 \$250,000 \$162,500 \$183,495 \$393,000 \$232,500	22 17 28 30 34 22 32 30 36 33 26 31 32 36 33 34 46 35 41	100 100 99 98 97 98 97 97 98 98 98 98 98 98 98
E21 Total	387 20,513	245 12,556	\$58,964,447 \$3,019,464,998	\$240,671 \$240,480	\$221,000 \$226,000	44 31	97 98
West	20,313	12,550	\$3,019,404,9 9 6	Ψ240,460	\$220,000	31	90
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26 W27 W28	528 779 969 858 1,116 1,149 402 1,191 557 1,338 990 1,068 653 1,520 1,084 14 623 2,643 2,643 2,689 959 226 4,103 2,695 209 15 719 805	307 441 472 471 655 571 247 745 338 814 540 654 425 977 679 13 327 1,676 1,822 532 120 2,513 1,724 127 4 504 470	\$110,261,520 \$145,990,934 \$104,751,423 \$108,878,380 \$143,009,031 \$157,179,962 \$90,857,169 \$318,439,235 \$85,114,352 \$176,193,677 \$167,589,330 \$233,755,337 \$97,568,330 \$192,057,994 \$190,898,362 \$3,700,940 \$69,035,260 \$468,685,556 \$497,890,575 \$176,911,351 \$31,398,890 \$609,306,052 \$403,242,874 \$44,823,300 \$1,409,000 \$134,026,599 \$157,895,900	\$359,158 \$331,045 \$221,931 \$231,164 \$218,334 \$275,271 \$367,843 \$427,435 \$251,818 \$216,454 \$310,351 \$357,424 \$229,573 \$196,579 \$281,146 \$284,688 \$211,117 \$279,645 \$273,266 \$332,540 \$261,657 \$242,462 \$233,900 \$352,939 \$352,250 \$265,926 \$335,949	\$338,000 \$295,900 \$217,000 \$228,000 \$240,000 \$240,500 \$344,551 \$349,900 \$246,750 \$201,500 \$260,000 \$270,000 \$270,000 \$270,000 \$259,900 \$25	22 28 34 39 39 36 28 30 33 37 33 36 31 36 30 33 32 29 36 37 32 33 46 53 39 46 53 39 39	100 99 97 97 98 99 99 97 97 97 97 99 98 98 98 98 98 98
W29 Total	546 30,448	420 18,588	\$85,348,220 \$5,006,219,553	\$203,210 \$269,325	\$194,950 \$244,000	34 33	98 98



JANUARY TO JULY 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>Central</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	3,198 1,002 704 1,203 299 952 1,431 514 818 504 510 675 1,832 1,691	1,476 496 403 732 156 502 696 279 500 299 251 417 835 827	\$401,916,264 \$246,989,324 \$239,202,017 \$391,061,214 \$59,116,668 \$159,733,527 \$188,395,319 \$196,811,091 \$248,891,413 \$108,334,099 \$221,982,738 \$130,530,471 \$259,743,887 \$249,536,438	\$272,301 \$497,962 \$593,553 \$534,237 \$378,953 \$318,194 \$270,683 \$705,416 \$497,783 \$362,321 \$884,393 \$313,023 \$311,071 \$301,737	\$240,000 \$375,000 \$380,000 \$476,250 \$353,000 \$295,000 \$233,000 \$485,000 \$392,500 \$340,000 \$700,000 \$305,000 \$260,000	42 32 30 25 29 36 36 35 25 25 28 43 32	98 99 98 100 98 97 98 99 100 97 98 97
Total	15,333	7,869	\$3,102,244,470	\$394,236	\$301,500	34	98
<u>North</u>							
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	800 1,188 1,811 1,240 414 792 1,124 2,266 944 1,964 259 124 266 271 321 892 323 439 82 84 186 535 214	455 622 937 683 226 531 768 1,244 549 1,136 145 49 115 165 181 599 220 324 42 54 126 297 102	\$160,658,599 \$214,922,234 \$333,358,214 \$247,950,706 \$84,850,384 \$173,378,667 \$209,621,300 \$430,343,788 \$182,216,535 \$415,088,123 \$57,590,088 \$21,825,200 \$52,278,250 \$49,616,700 \$50,333,424 \$117,121,523 \$50,616,800 \$68,975,200 \$12,688,000 \$12,176,815 \$23,790,853 \$58,625,520 \$18,002,606	\$353,096 \$345,534 \$355,772 \$363,032 \$375,444 \$326,514 \$272,944 \$345,936 \$331,906 \$365,394 \$397,173 \$445,412 \$454,593 \$300,707 \$278,085 \$195,528 \$230,076 \$212,886 \$302,095 \$225,497 \$188,816 \$197,392 \$176,496	\$318,000 \$319,000 \$295,000 \$357,000 \$332,750 \$275,000 \$325,000 \$317,000 \$338,500 \$324,000 \$375,000 \$411,250 \$275,000 \$249,900 \$181,000 \$216,500 \$195,000 \$265,500 \$122,500 \$177,000 \$184,000 \$156,308	34 34 36 32 41 32 31 35 30 33 43 55 50 40 49 41 42 48 74 59 47 52 61	97 97 98 97 98 98 97 98 97 96 96 97 97 97 97 97 97
Total	16,539	9,570	\$3,046,029,529	\$318,289	\$290,500	37	97
Grand Total	82,833	48,583	\$14,171,258,550	\$291,692	\$252,900	34	98



SINGLE-FAMILY EAST BREAKDOWN - JULY 2003

	Deta	ached Hous	es	Sei	mi-Detache	d 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
E01	22	\$332,518	\$296,000	52	\$277,857	\$261,000	4	\$250,800	\$233,600	-	-	-
E02	23	\$448,867	\$425,000	44	\$316,823	\$280,000	8	\$212,513	\$234,500	-	-	-
E03	58	\$308,523	\$283,000	23	\$290,587	\$270,000	40	\$165,836	\$150,500	-	-	-
E04	47	\$270,376	\$267,000	13	\$210,808	\$210,000	41	\$151,206	\$153,000	-	-	-
E05	49	\$347,992	\$338,800	5	\$279,200	\$266,000	47	\$203,775	\$185,000	7	\$296,986	\$292,100
E06	49	\$291,707	\$244,000	7	\$292,714	\$255,501	4	\$214,000	\$203,500	-	-	-
E07	63	\$331,737	\$316,000	21	\$264,530	\$262,500	46	\$172,104	\$174,900	11	\$277,118	\$273,000
E08	53	\$277,700	\$264,500	2	\$231,250	\$231,250	23	\$159,587	\$146,500	2	\$280,500	\$280,500
E09	36	\$268,317	\$267,500	3	\$252,833	\$250,000	46	\$177,296	\$176,500	-	-	-
E10	53	\$342,892	\$320,000	6	\$265,463	\$267,390	8	\$149,563	\$153,500	1	\$240,000	\$240,000
E11	48	\$287,858	\$277,500	19	\$231,945	\$232,000	27	\$148,637	\$155,000	8	\$249,513	\$254,500
E12	21	\$267,733	\$247,000	3	\$217,333	\$217,000	1	\$148,000	\$148,000	3	\$228,800	\$228,900
E13	75	\$317,277	\$297,000	7	\$227,757	\$230,100	6	\$186,583	\$164,750	8	\$236,875	\$237,500
E14	86	\$271,043	\$255,000	11	\$210,000	\$202,000	9	\$166,944	\$158,000	5	\$210,600	\$220,000
E15	94	\$270,490	\$259,000	10	\$183,010	\$184,750	3	\$161,333	\$170,000	22	\$220,559	\$218,500
E16	148	\$191,625	\$180,950	38	\$147,216	\$148,500	4	\$167,475	\$151,950	14	\$164,000	\$165,750
E17	48	\$223,990	\$215,750	4	\$156,875	\$158,000	4	\$129,250	\$129,500	40	\$182,309	\$178,750
E18	3	\$441,667	\$440,000	-	-	-	-	-	-	-	-	-
E19	17	\$376,671	\$265,000	-	-	-	-	-	-	2	\$207,500	\$207,500
E20	25	\$278,588	\$245,000	-	-	-	-	-	-	3	\$176,633	\$175,900
E21	36	\$227,203	\$213,250	2	\$161,000	\$161,000	-	-	-	1	\$195,000	\$195,000

	Condo Townhouse		ise	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
E01	2	\$177,500	\$177,500	_	_	-	_	_	-	17	\$278,941	\$283,000
E02	4	\$237,000	\$231,500	-	-	-	_	_	_	4	\$383,000	\$372,000
E03	1	\$210,000	\$210,000	-	-	-	2	\$156,750	\$156,750	5	\$277,340	\$275,000
E04	13	\$231,000	\$218,000	_	-	-	1	\$120,100	\$120,100	1	\$269,000	\$269,000
E05	26	\$224,058	\$220,150	_	-	-	_	-	-	2	\$237,500	\$237,500
E06	-	-	-	_	-	-	_	_	_	_	·	-
E07	16	\$218,900	\$214,500	_	-	-	1	\$199,000	\$199,000	6	\$232,183	\$229,500
E08	7	\$205,829	\$221,500	_	-	-	:	-	-	2	\$240,000	\$240,000
E09	12	\$167,583	\$166,000	_	-	-	1	\$180,000	\$180,000	_	·	-
E10	6	\$178,250	\$173,250	_	-	-	:	ψ.σσ,σσσ -	-	3	\$242,330	\$245,000
E11	26	\$213,219	\$223,250	2	\$227,500	\$227,500	2	\$135,500	\$135,500	11	\$213,082	\$202,000
E12	3	\$153,467	\$152,000	_	-	-	_	ψ100,000 -	φ100,000	_	-	-
E13	23	\$180,978	\$180,000	_	_	_	_	_	_	10	\$203,150	\$200,500
E14	13	\$175,108	\$174,900	1	\$179,500	\$179,500	1	\$156,100	\$156,100	16	\$205,537	\$207,995
E15	7	\$175,357	\$178,000	_	-	-	:	ψ100,100 -	φ100,100	16	\$195,654	\$197,250
E16	26	\$107,135	\$117,500	_	_	_	_	_	_	7	\$167,786	\$178,000
E17	5	\$146,230	\$158,000	_	_	_	_	_	_	19	\$152,842	\$159,000
E18	-	·	·	_	_	_	_	_	_	_	-	-
E19	-	_	_	_	_	_	_	_	_	2	\$176,450	\$176,450
E20	-	-	_	_	_	_	_	_	_	_	-	-
E21	-	-	-	_	_	_	_	_		_	_	_



SINGLE-FAMILY WEST BREAKDOWN - JULY 2003

	Deta	ached Hous	es	Se	mi-Detache	d 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
W01	23	\$455,070	\$418,000	16	\$334,531	\$347,500	9	\$240,044	\$225,000	_	_	-
W02	34	\$410,368	\$366,000	39	\$271,328	\$267,000	4	\$275,750	\$276,500	-	-	-
W03	49	\$230,442	\$223,500	29	\$228,879	\$226,000	11	\$163,718	\$136,000	-	-	-
W04	43	\$278,823	\$275,000	6	\$253,167	\$266,500	19	\$141,947	\$146,000	1	\$305,000	\$305,000
W05	23	\$330,752	\$298,000	30	\$268,457	\$270,950	33	\$133,021	\$138,900	-	-	-
W06	49	\$276,754	\$270,000	3	\$235,667	\$265,000	36	\$253,114	\$224,500	-	-	-
W07	29	\$392,255	\$371,100	-	-	-	4	\$205,875	\$177,750	-	-	-
W08	60	\$483,246	\$404,275	1	\$281,500	\$281,500	31	\$189,739	\$178,000	-	-	-
W09	18	\$361,783	\$362,500	3	\$249,000	\$238,000	29	\$144,386	\$128,000	-	-	-
W10	61	\$284,151	\$270,000	10	\$258,970	\$258,750	53	\$312,970	\$145,000	-	-	-
W12	50	\$377,224	\$333,500	9	\$247,944	\$255,000	22	\$180,607	\$168,000	-	-	-
W13	53	\$472,842	\$412,500	14	\$226,107	\$225,000	5	\$163,600	\$150,000	-	-	-
W14	11	\$371,955	\$380,000	7	\$263,043	\$256,500	17	\$152,141	\$150,000	1	\$315,000	\$315,000
W15	9	\$363,932	\$377,888	14	\$266,779	\$266,000	108	\$170,386	\$167,000	-	-	-
W16	61	\$340,244	\$325,000	18	\$249,050	\$245,000	11	\$241,000	\$183,000	5	\$247,600	\$248,000
W17	-	-	-	2	\$257,000	\$257,000	-	-	-	-	-	-
W18	15	\$243,573	\$258,000	21	\$229,943	\$226,500	7	\$129,657	\$125,000	-	-	-
W19	107	\$360,856	\$350,000	47	\$268,119	\$267,000	42	\$199,916	\$175,000	2	\$269,000	\$269,000
W20	120	\$334,839	\$320,000	66	\$253,391	\$255,000	9	\$185,333	\$176,500	6	\$246,083	\$241,000
W21	50	\$492,996	\$374,250	14	\$275,350	\$270,000	11	\$183,091	\$168,000	6	\$228,400	\$235,700
W22	15	\$297,220	\$295,000	6	\$231,667	\$229,500	-	-	-	-	-	-
W23	238	\$283,628	\$269,450	93	\$224,468	\$223,000	10	\$192,175	\$187,500	5	\$231,600	\$230,000
W24	131	\$303,382	\$286,900	83	\$233,023	\$234,000	28	\$143,782	\$143,050	-	-	-
W25	11	\$376,536	\$329,000	1	\$211,700	\$211,700	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	58	\$309,879	\$283,500	6	\$226,833	\$227,500	1	\$205,000	\$205,000	-	-	-
W28	70	\$388,654	\$362,450	1	\$248,000	\$248,000	-	-	-	2	\$240,400	\$240,400
W29	40	\$237,569	\$215,750	13	\$162,769	\$161,000	l -	-	-	3	\$181,667	\$180,000

	Condo Townhouse				Det Con	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		
W01	-	-	-	-	-	-	_	-	-	4	\$263,250	\$239,000		
W02	-	-	-	-	-	-	-	-	-	3	\$239,000	\$232,000		
W03	-	-	-	-	-	-	-	-	-	1	\$290,000	\$290,000		
W04	8	\$201,125	\$184,500	-	-	-	2	\$145,000	\$145,000	-	-	-		
W05	15	\$173,613	\$160,000	-	-	-	-	-	-	-	-	-		
W06	4	\$311,975	\$340,450	-	-	-	1	\$145,000	\$145,000	4	\$298,500	\$298,500		
W07	1	\$230,000	\$230,000	-	-	-	-	-	-	3	\$346,667	\$338,000		
W08	3	\$244,667	\$257,000	-	-	-	1	\$215,000	\$215,000	-	-	-		
W09	-	-	-	<u>-</u>	-	-	1	\$141,500	\$141,500	-	-	-		
W10	18	\$171,072	\$163,450	[-	-	1	\$160,000	\$160,000	6	\$246,583	\$251,000		
W12	6	\$284,650	\$220,250	_	_	_	-	-	-	-	-	-		
W13	22	\$183,576	\$179,350	_	-	-	-	-	-	2	\$202,450	\$202,450		
W14	18	\$197,046	\$224,500	-	-	-	1	\$107,000	\$107,000	-	-	-		
W15	28	\$200,814	\$195,750	-	-	-	2	\$167,500	\$167,500	1	\$230,000	\$230,000		
W16	26	\$202,685	\$211,400	-	-	-	-	-	-	1	\$229,900	\$229,900		
W17	-	-	-	-	-	-	-	-	-	-	-	-		
W18	8	\$177,375	\$171,000	-	-	-	-	-	-	-	-	-		
W19	60	\$219,616	\$223,500	-	-	-	1	\$174,000	\$174,000	22	\$265,995	\$264,000		
W20	76	\$234,155	\$208,750	-	-	-	-	_	-	13	\$246,165	\$248,000		
W21	5	\$199,400	\$199,000	-	-	-	-	-	-	14	\$246,089	\$225,750		
W22	1	\$164,500	\$164,500		-	_	-	-	-	7	\$210,357	\$205,000		
W23	58	\$176,414	\$174,500	_	_	_	1	\$250,000	\$250,000	41	\$203,834	\$207,000		
W24	42	\$167,102	\$160,000	_	_	_	1	\$132,500	\$132,500	17	\$198,029	\$202,000		
W25	1	\$180,500	\$180,500	_	-	-	-	-	-	2	\$223,000	\$223,000		
W26	-	-	-	-	-	-	-	-	-	-	-	-		
W27	5	\$153,880	\$159,900	'	-	-	-	-	-	8	\$213,063	\$210,500		
W28	2	\$192,000	\$192,000				-	-	-	4	\$214,500	\$216,500		
W29	3	\$132,667	\$128,000				-	-	-	5	\$164,000	\$170,000		

Market Watch

SINGLE-FAMILY CENTRAL BREAKDOWN - JULY 2003

	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	2	\$412,500	\$412,500	15	\$366,507	\$375,000	204	\$239,634	\$216,950	1	\$400,000	\$400,000	
C02	17	\$558,935	\$505,888	22	\$448,629	\$358,950	31	\$414,674	\$295,000	-	-	-	
C03	40	\$597,800	\$313,500	12	\$303,833	\$262,000	4	\$263,000	\$272,500	-	-	-	
C04	60	\$564,777	\$515,500	8	\$390,640	\$373,950	18	\$212,806	\$182,500	-	-	-	
C06	16	\$402,319	\$387,500	1	\$287,000	\$287,000	6	\$204,133	\$207,250	-	-	-	
C07	39	\$426,820	\$375,000	8	\$303,975	\$290,500	31	\$239,471	\$228,000	1	\$322,000	\$322,000	
C08	3	\$381,333	\$385,000	6	\$425,167	\$422,000	103	\$223,607	\$199,500	-	-	-	
C09	13	\$1,610,077	\$1,300,000	5	\$702,000	\$730,000	20	\$339,675	\$306,500	-	-	-	
C10	26	\$728,415	\$592,500	15	\$373,783	\$364,000	27	\$269,385	\$265,000	-	-	-	
C11	18	\$521,519	\$472,500	8	\$350,013	\$336,000	18	\$161,289	\$175,000	-	-	-	
C12	22	\$1,155,836	\$835,000	-	-	-	9	\$405,633	\$319,900	-	-	-	
C13	28	\$404,968	\$382,500	16	\$274,606	\$275,000	18	\$217,633	\$200,000	-	-	-	
C14	38	\$491,334	\$401,500	-	-	-	86	\$223,785	\$213,500	-	-	-	
C15	49	\$474,673	\$451,000	18	\$301,306	\$296,000	54	\$216,590	\$181,750	3	\$301,833	\$300,000	

	Condo Townhouse				Det Con	do		Со-ор	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	29	\$283,548	\$255,000	_	-	-	1	\$242,000	\$242,000	10	\$347,800	\$326,750	
C02	6	\$377,917	\$357,000	_	-	-	-	-	-	11	\$493,182	\$458,000	
C03	1	\$1,375,000	\$1,375,000	-	-	-	2	\$227,500	\$227,500	-	-	-	
C04	5	\$211,100	\$203,000	-	-	-	-	-	-	1	\$185,500	\$185,500	
C06	2	\$277,500	\$277,500	-	-	-	-	-	-	-	-	-	
C07	9	\$280,889	\$255,000	-	-	-	-	-	-	-	-	-	
C08	4	\$302,750	\$305,500	-	-	-	-	-	-	10	\$410,750	\$412,750	
C09	1	\$468,000	\$468,000	-	-	-	6	\$270,500	\$267,750	-	-	-	
C10	2	\$362,500	\$362,500	-	-	-	-	-	-	1	\$315,000	\$315,000	
C11	7	\$152,143	\$154,000	-	-	-	-	-	-	1	\$280,000	\$280,000	
C12	4	\$336,000	\$350,000	-	-	-	-	-	-	-	-	-	
C13	4	\$225,500	\$223,500	-	-	-	-	-	-	-	-	-	
C14	16	\$296,044	\$252,500	-	-	-	1	\$226,000	\$226,000	2	\$460,500	\$460,500	
C15	33	\$233 914	\$235,000	_	_	_	l _	_	_	l _	_	_	

Market Watch

SINGLE-FAMILY NORTH BREAKDOWN - JULY 2003

	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
N01	34	\$502,400	\$432,500	2	\$318,250	\$318,250	15	\$286,327	\$248,500	9	\$326,944	\$328,000
N02	62	\$444,202	\$385,000	4	\$287,875	\$294,500	30	\$241,055	\$226,250	4	\$286,000	\$287,750
N03	70	\$522,936	\$489,000	2	\$306,750	\$306,750	49	\$213,598	\$220,000	3	\$300,667	\$295,000
N04	75	\$386,205	\$388,000	6	\$250,917	\$254,000	4	\$166,500	\$167,000	-	-	-
N05	23	\$415,965	\$380,000	4	\$290,000	\$290,000	-	-	-	2	\$272,000	\$272,000
N06	37	\$435,984	\$337,000	9	\$250,989	\$251,500	-	-	-	-	-	-
N07	75	\$310,879	\$283,000	15	\$219,163	\$231,050	1	\$156,000	\$156,000	1	\$207,000	\$207,000
N08	124	\$393,032	\$368,000	36	\$288,369	\$286,250	4	\$215,000	\$215,000	3	\$294,993	\$294,990
N10	30	\$383,873	\$370,541	4	\$252,500	\$249,750	-	-	-	38	\$298,239	\$300,050
N11	130	\$430,269	\$387,500	17	\$278,865	\$282,900	6	\$278,833	\$259,000	22	\$291,181	\$270,000
N12	20	\$453,577	\$306,125	-	-	-	-	-	-	-	-	-
N13	15	\$382,560	\$375,000	-	-	-	-	-	-	-	-	-
N14	22	\$388,750	\$315,000	-	-	-	-	-	-	-	-	-
N15	27	\$286,907	\$265,500	-	-	-	1	\$140,900	\$140,900	-	-	-
N16	32	\$310,213	\$282,000	1	\$201,000	\$201,000	1	\$123,000	\$123,000	1	\$215,000	\$215,000
N17	95	\$190,093	\$177,000	2	\$203,500	\$203,500	-	-	-	1	\$189,000	\$189,000
N18	26	\$266,481	\$246,250	4	\$167,725	\$168,000	-	-	-	5	\$209,200	\$215,000
N19	28	\$222,763	\$211,700	4	\$158,000	\$159,500	4	\$168,875	\$161,000	3	\$188,667	\$186,000
N20	10	\$250,490	\$242,000	-	-	-	-	-	-	-	-	-
N21	8	\$226,004	\$236,450	-	-	-	-	-	-	-	-	-
N22	16	\$228,244	\$207,000	1	\$125,000	\$125,000	-	-	-	-	-	-
N23	47	\$227,048	\$205,000	-	-	-	-	-	-	-	-	-
N24	17	\$249,906	\$171,500	2	\$117,500	\$117,500	-	-	-	-	-	-

	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	
N01	21	\$243,695	\$229,000	-	-	-	-	-	-	-	-	-	
N02	10	\$272,780	\$252,650	-	-	-	-	-	-	10	\$324,090	\$318,300	
N03	17	\$249,450	\$245,000	-	-	-	-	-	-	25	\$282,940	\$283,000	
N04	5	\$300,160	\$292,500	-	-	-	-	-	-	15	\$290,970	\$295,000	
N05	1	\$239,000	\$239,000	-	-	-	-	-	-	5	\$269,900	\$276,000	
N06	8	\$196,250	\$192,500	-	-	-	-	-	-	16	\$226,672	\$221,875	
N07	10	\$181,200	\$185,750	-	-	-	-	-	-	8	\$206,738	\$198,750	
N08	8	\$242,500	\$250,500	-	-	-	1	\$225,000	\$225,000	29	\$262,807	\$260,000	
N10	1	\$277,000	\$277,000	-	-	-	-	-	-	1	\$260,000	\$260,000	
N11	18	\$252,017	\$237,500	2	\$469,500	\$469,500	-	-	-	13	\$273,538	\$274,000	
N12	-	-	-	-	-	-	-	-	-	-	-	-	
N13	-	-	-	-	-	-	-	-	-	-	-	-	
N14	-	-	-	-	-	-	-	-	-	-	-	-	
N15	-	-	-	-	-	-	-	-	-	4	\$183,000	\$181,500	
N16	3	\$210,267	\$209,900	-	-	-	-	-	-	2	\$217,400	\$217,400	
N17	-	-	-	-	-	-	-	-	-	5	\$165,080	\$162,000	
N18	-	-	-	-	-	-	-	-	-	-	-	-	
N19	5	\$139,840	\$143,000	-	-	-	-	-	-	2	\$153,000	\$153,000	
N20	-	-	-	-	-	-	-	-	-	-	-	-	
N21	-	-	-	-	-	-	-	-	-	-	-	-	
N22	-	-	-	-	-	-	-	-	-	1	\$140,000	\$140,000	
N23	-	-	-	-	-	-	-	-	-	1	\$145,000	\$145,000	
N24	1	\$160,000	\$160,000	-	-	-	-	-	-	-	-	-	



Year	(Single-Fam * Number of Sales	ily Only) *Average Price	Year	(Single-Family Only) ear * Number of Sales *Averag		
1966	13,428	\$21,360	2002	4	4000 010	
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 1971	10,498	29,492 30,426	April	8,181 8,042	277,664	
1971	13,085 14,613	32,513	May June	6,627	278,323 278,698	
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	October	6,455	279,771	
1977	20,512	64,559	November	5,537	285,323	
1978	21,184	67,333	December	3,589	275,002	
1979	23,466	70,830				
1980	26,017	75,694	Total**	74,759	\$275,371	
1981	29,625	90,203				
1982	25,336	95,496	2003	4 400	004 000	
1983	30,046	101,626	January	4,403	281,292	
1984 1985	31,905 45,500	102,318 109,094	February March	5,965 6,986	289,954	
1986	45,509 52,919	138,925	April	7,307	290,185 292,783	
1987	43,475	189,105	May	8,025	298,451	
1988	49,381	229,635	June	8,033	295,053	
1989	38,960	273,698	July	8,084	289,880	
1990	26,779	255,020	J 55y	5,55.	_00,000	
1991	38,144	234,313	Total**	45,583	\$291,692	
1992	41,703	214,971				
1993	38,990	206,490				
1994	44,237	208,921		visions, caution should be		
1995	39,273	203,028	ate maps.	al comparisons. Please i	eiei to appropri-	
1996	55,779	198,150	ate maps.			
1997 1998	58,014 55,244	211,307 216,815	** On June 30th, TI	REB switched from the ol	d Trebnet system	
1999	55,344 58,957	228,372		or discrepancies may oc		
2000	58,343	243,255	, ,	provided by the old syst	em and those	
	00,010	2 10,200	provided by the nev	N.		
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 5,807	258,797				
July August	5,807 5,845	250,095 247,472				
September		245,530				
October	5,402	251,479				
November	5,759	257,947				
December	4,762	255,584				
Total	67,612	\$251,508				



