

Prices Ease in July

TORONTO — Thursday, August 5, 2004.

Prices declined marginally in July, falling one per cent to \$312,418 from the \$316,510 recorded in June, TREB President Ron Abraham said today. "A continued high level of inventory (22,368 active listings, unchanged from June) has contained price pressures," Mr. Abraham said. "This is welcome news for buyers." He went on to note that prices were up eight per cent over July of 2003.

Sales continued strong last month, with 7,329 single-family dwellings changing hands through the TorontoMLS system, the second best result ever recorded for a July. "That's a very strong number for a summer month, and second only to July 2003 when 8,084 sales were recorded. In addition, year-to-date sales are up 10 per cent over the 48,622 recorded in the January-to-July period of 2003."

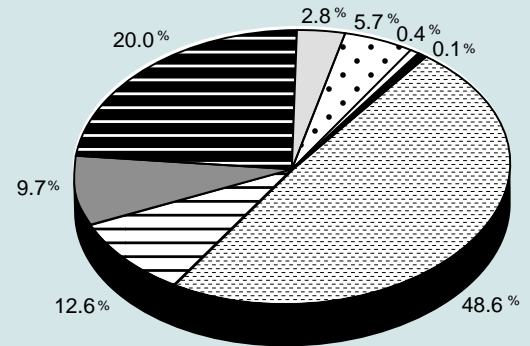
Breaking down the total, 2,765 sales were reported in TREB's 28 West districts and averaged \$296,221; 1,189 sales were reported in the 14 Central districts and averaged \$392,189; 1,488 sales were reported in the 23 North districts and averaged \$345,998; and 1,887 sales were reported in TREB's 21 East districts and averaged \$259,409. ■

NEIGHBOURHOOD CORNER

North York

So far in 2004 North York (C-4, C-6, C-7, and C-12 through C-15) has seen 4,355 sales of single-family dwellings, up 17 per cent over last year. The 2004 average price comes in at \$397,082, up marginally from the \$395,619 recorded in the first seven months of 2003. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,565	98	\$335,000
Semi-Detached	921	98	\$266,000
Condo Townhouse	710	98	\$217,250
Condo Apt	1,469	97	\$193,000
Link	209	98	\$257,500
Att/Row/Twnhouse	418	98	\$256,900
Co-op Apt	31	97	\$163,000
Det Condo	6	98	\$335,000

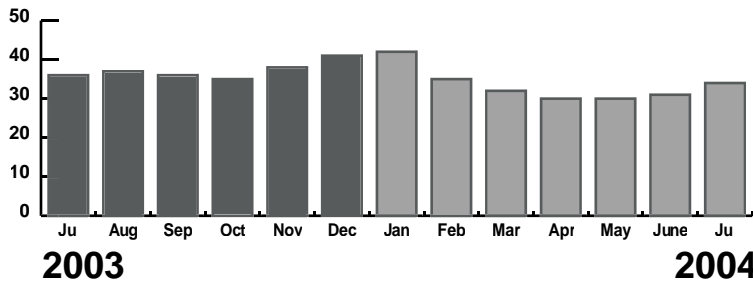
Housing Market Indicators

	July 2003	July 2004	%Change
Sales	8,084	7,329	(-9%)
New Listings	12,059	12,012	(-)
Active Listings*	20,063	22,368	(+11%)

* All figures for single-family dwellings.

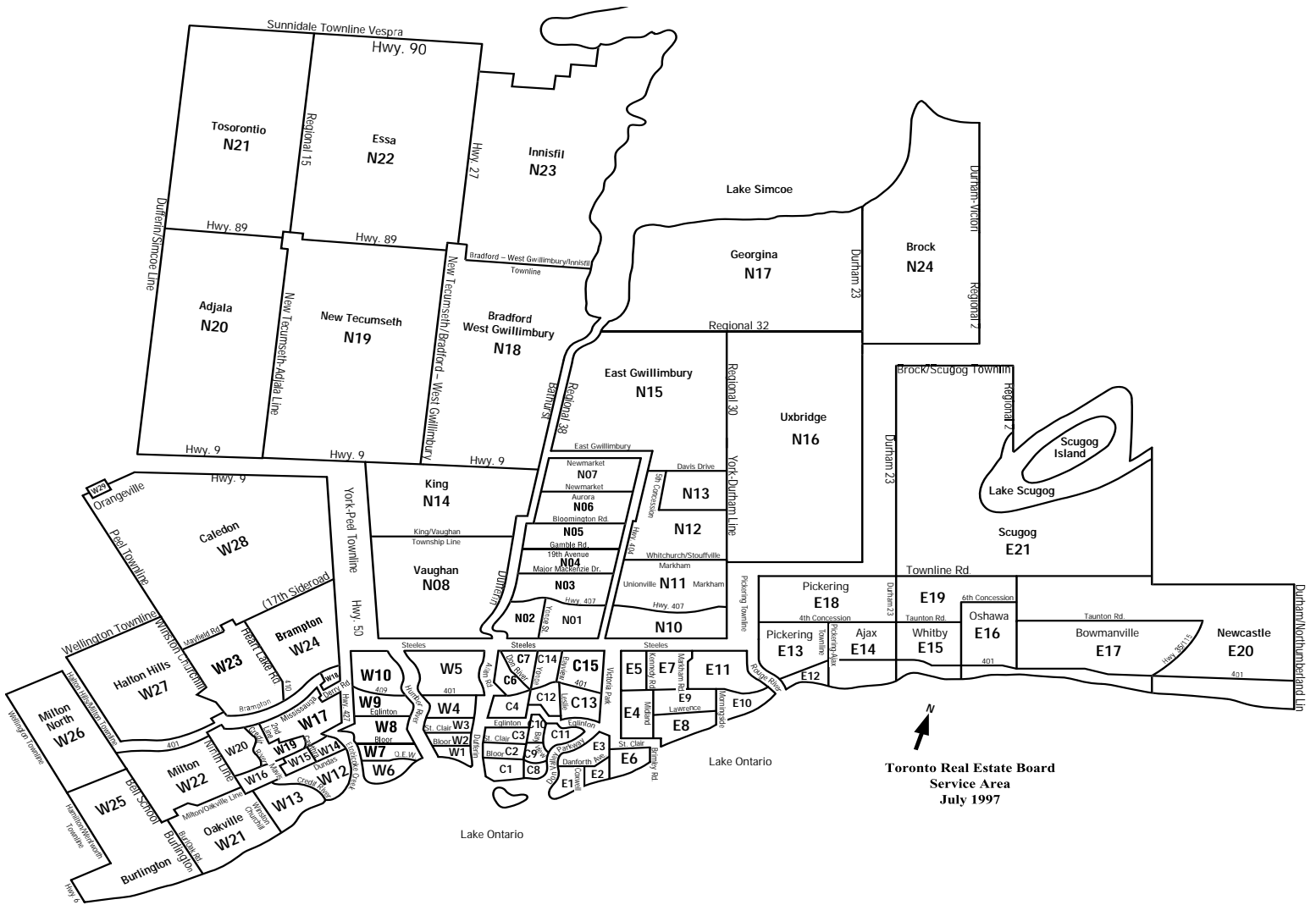
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - July 2004

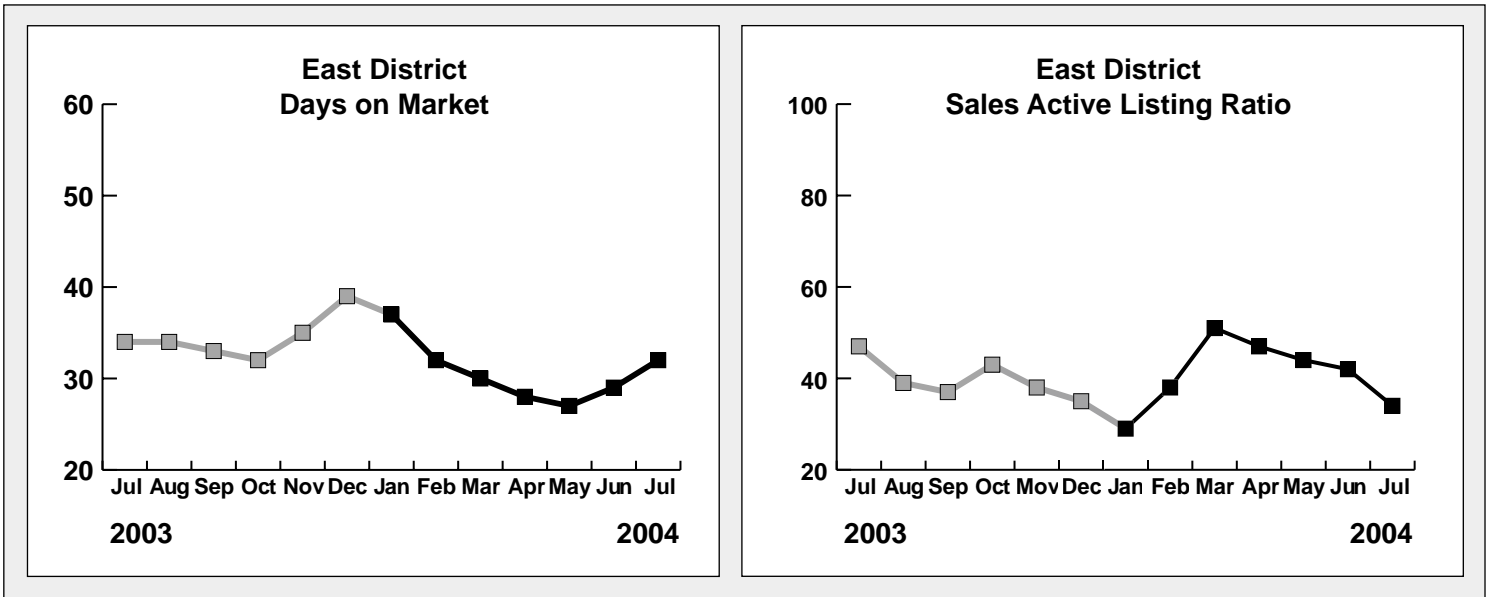
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	19	0.3	6	0.4	2	0.3
\$90,001 - \$100,000	13	0.2	6	0.4	2	0.3
\$100,001 - \$110,000	19	0.3	15	1.0	1	0.1
\$110,001 - \$120,000	44	0.6	32	2.2	5	0.7
\$120,001 - \$130,000	63	0.9	36	2.5	11	1.5
\$130,001 - \$140,000	106	1.4	65	4.4	21	3.0
\$140,001 - \$150,000	151	2.1	90	6.1	29	4.1
\$150,001 - \$160,000	195	2.7	106	7.2	30	4.2
\$160,001 - \$170,000	222	3.0	121	8.2	40	5.6
\$170,001 - \$180,000	252	3.4	123	8.4	52	7.3
\$180,001 - \$190,000	246	3.4	115	7.8	49	6.9
\$190,001 - \$200,000	194	2.6	66	4.5	36	5.1
\$200,001 - \$225,000	597	8.1	190	12.9	119	16.8
\$225,001 - \$250,000	828	11.3	154	10.5	135	19.0
\$250,001 - \$300,000	1,509	20.6	171	11.6	116	16.3
\$300,001 - \$400,000	1,695	23.1	114	7.8	44	6.2
\$400,001 - \$500,000	597	8.1	26	1.8	11	1.5
\$500,001 - \$750,000	398	5.4	24	1.6	4	0.6
\$750,001 - \$1,000,000	89	1.2	3	0.2	2	0.3
\$1,000,001 - \$1,500,000	61	0.8	6	0.4	-	-
\$1,500,001 -	31	0.4	-	-	1	0.1
Total:	7,329	100	1,469	100	710	100

Current Month: July 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	167	132	81	\$25,834,202	\$318,941	\$306,000	24	100
E02	121	83	74	\$27,497,420	\$371,587	\$335,000	21	99
E03	346	217	127	\$35,388,208	\$278,647	\$276,000	23	100
E04	314	172	108	\$24,445,100	\$226,344	\$248,500	33	97
E05	411	195	113	\$30,781,530	\$272,403	\$255,000	37	97
E06	121	84	52	\$17,187,300	\$330,525	\$269,450	25	98
E07	500	253	119	\$30,755,428	\$258,449	\$261,000	32	97
E08	364	173	84	\$22,358,400	\$266,171	\$269,500	38	97
E09	398	203	108	\$23,648,527	\$218,968	\$203,500	42	97
E10	206	122	51	\$15,070,700	\$295,504	\$281,500	29	98
E11	609	291	121	\$29,684,650	\$245,328	\$238,900	43	97
E12	52	38	24	\$5,972,800	\$248,867	\$236,750	31	98
E13	273	181	109	\$31,051,900	\$284,880	\$275,000	33	98
E14	309	197	125	\$31,731,300	\$253,850	\$253,500	29	98
E15	286	193	138	\$37,156,720	\$269,252	\$248,500	29	98
E16	447	301	223	\$43,506,190	\$195,095	\$178,000	28	98
E17	223	163	126	\$27,542,815	\$218,594	\$196,000	27	98
E18	35	13	3	\$1,357,000	\$452,333	\$432,000	29	96
E19	58	36	33	\$9,874,000	\$299,212	\$270,000	29	98
E20	83	37	32	\$7,699,800	\$240,619	\$219,500	59	97
E21	145	75	36	\$10,961,600	\$304,489	\$263,450	42	97
Total	5,468	3,159	1,887	\$489,505,590	\$259,409	\$248,000	32	98

Year-to-Date: January 2004 to July 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	955	579	\$185,241,260	\$319,933	\$303,000	19	101
E02	907	597	\$237,745,126	\$398,233	\$349,900	19	100
E03	1,572	942	\$264,791,960	\$281,096	\$275,000	23	100
E04	1,163	615	\$139,705,064	\$227,163	\$245,000	33	97
E05	1,452	767	\$200,441,147	\$261,331	\$248,000	33	97
E06	653	381	\$118,350,174	\$310,630	\$260,000	22	99
E07	1,645	794	\$205,551,818	\$258,881	\$260,000	34	97
E08	1,305	654	\$164,355,962	\$251,309	\$251,000	35	97
E09	1,384	690	\$150,139,147	\$217,593	\$205,500	41	97
E10	759	399	\$122,228,550	\$306,337	\$292,000	26	98
E11	1,771	704	\$165,527,768	\$235,125	\$230,000	40	97
E12	280	176	\$44,634,186	\$253,603	\$237,500	28	98
E13	1,300	826	\$227,913,508	\$275,924	\$261,000	29	98
E14	1,543	987	\$252,365,413	\$255,689	\$241,000	27	98
E15	1,601	1,073	\$279,639,176	\$260,614	\$245,000	27	98
E16	2,383	1,757	\$327,200,080	\$186,227	\$177,000	28	98
E17	1,230	887	\$192,747,835	\$217,303	\$202,500	28	98
E18	82	31	\$13,827,000	\$446,032	\$400,000	49	95
E19	308	218	\$62,426,659	\$286,361	\$273,500	31	98
E20	290	177	\$43,658,433	\$246,658	\$225,000	51	97
E21	433	262	\$73,042,825	\$278,789	\$250,000	48	97
Total	23,016	13,516	\$3,471,533,091	\$256,846	\$241,000	30	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	53	25	\$360,285	\$339,000	47.2	98	E01	82	43	\$311,283	\$298,900	52.4	101
E02	47	21	\$504,548	\$510,000	44.7	97	E02	47	42	\$324,927	\$315,000	89.4	100
E03	148	66	\$332,741	\$308,250	44.6	100	E03	64	25	\$294,348	\$289,900	39.1	101
E04	117	47	\$282,332	\$278,000	40.2	98	E04	27	10	\$249,450	\$245,500	37.0	97
E05	105	35	\$388,329	\$368,000	33.3	97	E05	24	6	\$300,583	\$285,750	25.0	98
E06	95	40	\$359,948	\$287,250	42.1	98	E06	18	6	\$224,400	\$226,750	33.3	98
E07	169	44	\$323,600	\$321,000	26.0	96	E07	50	14	\$265,971	\$262,500	28.0	99
E08	162	54	\$320,528	\$292,500	33.3	97	E08	21	2	\$245,950	\$245,950	9.5	98
E09	156	43	\$281,652	\$280,000	27.6	97	E09	8	3	\$219,333	\$220,000	37.5	98
E10	147	41	\$310,383	\$306,000	27.9	97	E10	8	4	\$278,875	\$278,250	50.0	99
E11	226	53	\$291,310	\$280,000	23.5	97	E11	83	16	\$251,463	\$250,000	19.3	97
E12	31	12	\$302,658	\$265,250	38.7	98	E12	3	2	\$236,000	\$236,000	66.7	99
E13	150	59	\$345,597	\$325,000	39.3	98	E13	20	9	\$248,444	\$241,000	45.0	98
E14	234	79	\$279,473	\$275,000	33.8	98	E14	14	10	\$225,700	\$230,500	71.4	98
E15	209	78	\$311,310	\$298,500	37.3	98	E15	9	6	\$206,000	\$196,000	66.7	98
E16	339	140	\$216,459	\$215,000	41.3	98	E16	40	38	\$162,611	\$162,950	95.0	98
E17	123	59	\$261,093	\$230,000	48.0	97	E17	9	9	\$157,056	\$157,500	100.0	98
E18	35	3	\$452,333	\$432,000	8.6	96	E18	-	-	-	-	-	-
E19	53	27	\$316,900	\$304,000	50.9	98	E19	-	-	-	-	-	-
E20	75	29	\$244,376	\$228,000	38.7	97	E20	-	-	-	-	-	-
E21	144	36	\$304,489	\$263,450	25.0	97	E21	-	-	-	-	-	-

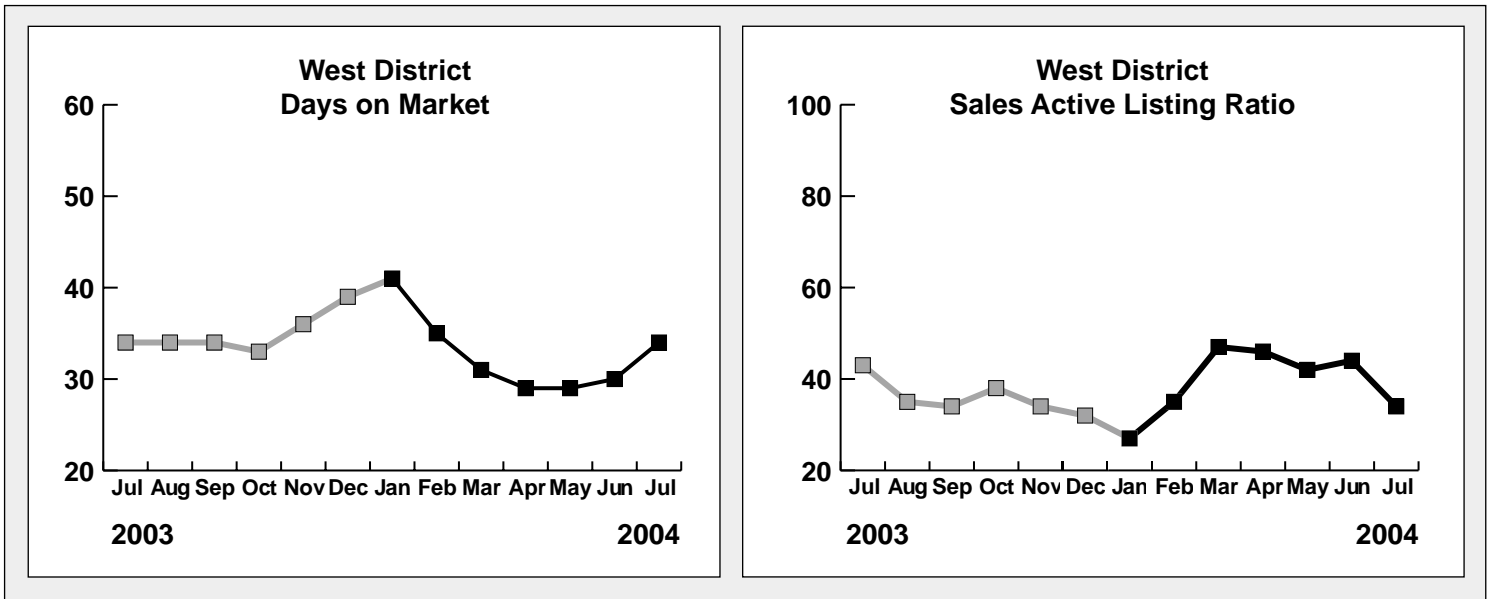
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	2	\$290,950	\$290,950	50.0	99	E01	-	-	-	-	-	-
E02	10	4	\$281,000	\$251,000	40.0	98	E02	-	-	-	-	-	-
E03	121	34	\$159,900	\$153,750	28.1	97	E03	-	-	-	-	-	-
E04	122	41	\$149,671	\$145,000	33.6	96	E04	-	-	-	-	-	-
E05	171	46	\$191,490	\$183,750	26.9	97	E05	16	6	\$308,083	\$311,500	37.5	101
E06	5	6	\$240,500	\$242,500	120.0	97	E06	-	-	-	-	-	-
E07	190	34	\$171,749	\$171,250	17.9	97	E07	30	10	\$287,550	\$286,000	33.3	97
E08	132	20	\$147,585	\$139,000	15.2	97	E08	2	-	-	-	-	-
E09	176	48	\$176,176	\$177,100	27.3	97	E09	-	-	-	-	-	-
E10	18	-	-	-	-	-	E10	2	-	-	-	-	-
E11	151	13	\$144,423	\$151,500	8.6	97	E11	26	4	\$237,200	\$237,000	15.4	100
E12	4	3	\$144,833	\$155,000	75.0	97	E12	1	1	\$264,900	\$264,900	100.0	99
E13	23	12	\$190,167	\$182,250	52.2	98	E13	10	3	\$253,333	\$254,000	30.0	99
E14	12	9	\$187,656	\$164,000	75.0	98	E14	11	9	\$226,889	\$217,000	81.8	98
E15	9	6	\$222,983	\$227,450	66.7	99	E15	25	15	\$238,550	\$241,500	60.0	98
E16	9	5	\$170,500	\$145,000	55.6	98	E16	17	11	\$186,936	\$187,500	64.7	98
E17	1	-	-	-	-	-	E17	56	33	\$196,509	\$192,000	58.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	3	\$236,667	\$243,000	60.0	99
E20	-	-	-	-	-	-	E20	4	3	\$204,300	\$200,000	75.0	99
E21	1	-	-	-	-	-	E21	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	2	2	\$184,000	\$184,000	100.0	97	E01	-	-	-	-	-	-
E02	5	3	\$256,667	\$270,000	60.0	98	E02	-	-	-	-	-	-
E03	4	-	-	-	-	-	E03	-	-	-	-	-	-
E04	43	10	\$254,450	\$269,500	23.3	97	E04	-	-	-	-	-	-
E05	91	20	\$236,474	\$228,500	22.0	97	E05	-	-	-	-	-	-
E06	2	-	-	-	-	-	E06	-	-	-	-	-	-
E07	40	9	\$236,967	\$229,900	22.5	96	E07	-	-	-	-	-	-
E08	34	7	\$192,629	\$190,000	20.6	97	E08	-	-	-	-	-	-
E09	56	14	\$173,071	\$180,250	25.0	98	E09	-	-	-	-	-	-
E10	19	4	\$178,375	\$176,250	21.1	98	E10	-	-	-	-	-	-
E11	70	23	\$211,587	\$208,000	32.9	97	E11	3	-	-	-	-	-
E12	13	5	\$199,500	\$170,000	38.5	97	E12	-	-	-	-	-	-
E13	52	16	\$197,638	\$180,450	30.8	97	E13	-	-	-	-	-	-
E14	23	6	\$186,167	\$190,000	26.1	98	E14	4	-	-	-	-	-
E15	12	12	\$183,475	\$181,250	100.0	99	E15	-	-	-	-	-	-
E16	35	22	\$128,432	\$136,500	62.9	98	E16	-	-	-	-	-	-
E17	12	5	\$177,000	\$178,500	41.7	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	4	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	26	9	\$276,889	\$293,000	34.6	100
E02	1	-	-	-	-	-	E02	11	4	\$340,250	\$331,000	36.4	97
E03	1	-	-	-	-	-	E03	8	2	\$316,000	\$316,000	25.0	101
E04	5	-	-	-	-	-	E04	-	-	-	-	-	-
E05	1	-	-	-	-	-	E05	3	-	-	-	-	-
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	2	-	-	-	-	-	E07	19	8	\$243,224	\$243,500	42.1	98
E08	3	-	-	-	-	-	E08	10	1	\$257,900	\$257,900	10.0	103
E09	2	-	-	-	-	-	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	12	2	\$258,000	\$258,000	16.7	97
E11	3	-	-	-	-	-	E11	47	12	\$210,750	\$214,500	25.5	98
E12	-	-	-	-	-	-	E12	-	1	\$172,000	\$172,000	-	96
E13	-	-	-	-	-	-	E13	18	10	\$222,150	\$219,000	55.6	99
E14	-	2	\$160,000	\$160,000	-	99	E14	11	10	\$222,800	\$216,500	90.9	97
E15	-	1	\$215,000	\$215,000	-	98	E15	22	20	\$215,285	\$209,950	90.9	98
E16	2	-	-	-	-	-	E16	5	7	\$184,071	\$187,000	140.0	98
E17	1	-	-	-	-	-	E17	21	20	\$167,750	\$162,000	95.2	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	3	\$202,567	\$199,900	-	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: July 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	99	72	47	\$18,203,300	\$387,304	\$372,200	36	100
W02	201	97	67	\$22,268,200	\$332,361	\$310,000	28	98
W03	291	140	69	\$15,285,925	\$221,535	\$219,000	39	96
W04	246	125	77	\$20,084,052	\$260,832	\$271,000	38	97
W05	366	179	100	\$23,277,588	\$232,776	\$244,000	39	97
W06	296	162	99	\$29,470,580	\$297,683	\$279,900	41	98
W07	88	50	43	\$16,539,300	\$384,635	\$355,000	29	99
W08	250	144	118	\$48,262,850	\$409,007	\$342,500	32	98
W09	193	79	51	\$14,836,382	\$290,909	\$314,000	41	98
W10	513	217	86	\$20,268,000	\$235,674	\$249,250	39	97
W12	254	141	87	\$29,533,626	\$339,467	\$300,101	35	98
W13	231	112	90	\$34,924,200	\$388,047	\$283,500	34	97
W14	134	87	52	\$14,142,188	\$271,965	\$257,950	42	98
W15	475	258	116	\$23,933,350	\$206,322	\$181,500	32	97
W16	198	143	105	\$35,114,788	\$334,427	\$300,100	28	97
W17	1	1	-	-	-	-	-	-
W18	170	83	34	\$7,980,550	\$234,722	\$241,000	42	97
W19	629	366	256	\$79,492,431	\$310,517	\$288,250	30	98
W20	538	358	274	\$81,085,764	\$295,933	\$277,250	30	98
W21	271	152	82	\$31,025,825	\$378,364	\$336,750	37	98
W22	73	44	34	\$9,959,850	\$292,937	\$286,700	21	98
W23	1,194	699	408	\$110,850,368	\$271,692	\$255,000	32	100
W24	747	466	253	\$65,713,950	\$259,739	\$253,500	31	98
W25	65	27	24	\$7,524,000	\$313,500	\$266,500	43	97
W26	10	2	4	\$2,024,000	\$506,000	\$464,500	44	99
W27	169	91	68	\$18,908,200	\$278,062	\$249,000	30	98
W28	261	107	72	\$28,491,000	\$395,708	\$352,500	43	97
W29	141	85	49	\$9,850,638	\$201,033	\$206,500	37	98
Total	8,104	4,487	2,765	\$819,050,905	\$296,221	\$268,500	34	98



Year-to-Date: January 2004 to July 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	559	373	\$148,622,881	\$398,453	\$367,000	28	101
W02	850	467	\$174,203,115	\$373,026	\$331,416	25	100
W03	1,054	513	\$121,884,716	\$237,592	\$236,500	32	97
W04	925	510	\$127,126,725	\$249,268	\$253,250	35	97
W05	1,174	633	\$147,767,926	\$233,441	\$260,500	37	97
W06	1,115	647	\$191,912,093	\$296,618	\$280,000	39	98
W07	484	323	\$128,107,811	\$396,619	\$379,500	27	100
W08	1,250	794	\$353,278,894	\$444,936	\$369,625	30	99
W09	645	336	\$97,175,964	\$289,214	\$298,854	34	98
W10	1,468	712	\$160,443,542	\$225,342	\$236,450	38	97
W12	1,058	658	\$218,179,633	\$331,580	\$289,738	33	98
W13	1,072	665	\$271,514,747	\$408,293	\$335,000	29	98
W14	655	441	\$113,800,638	\$258,051	\$247,900	33	97
W15	1,728	1,006	\$206,381,352	\$205,150	\$181,000	38	97
W16	1,121	762	\$232,044,753	\$304,521	\$271,900	28	98
W17	1	1	\$640,000	\$640,000	\$640,000	208	81
W18	564	252	\$57,453,949	\$227,992	\$242,500	37	97
W19	3,026	1,816	\$544,491,658	\$299,830	\$283,000	30	98
W20	2,927	2,047	\$597,304,659	\$291,795	\$274,000	26	98
W21	1,079	662	\$253,461,470	\$382,872	\$327,250	35	98
W22	339	214	\$60,690,100	\$283,599	\$263,500	29	98
W23	5,028	2,950	\$771,585,039	\$261,554	\$251,901	31	98
W24	3,239	1,909	\$487,049,842	\$255,134	\$248,000	30	98
W25	224	137	\$38,976,990	\$284,504	\$253,000	34	98
W26	28	15	\$7,277,500	\$485,167	\$457,000	47	97
W27	702	503	\$143,843,382	\$285,971	\$258,500	30	98
W28	860	521	\$196,549,699	\$377,255	\$329,000	39	98
W29	602	419	\$93,432,185	\$222,989	\$212,000	29	98
Total	33,777	20,286	\$5,945,201,263	\$293,069	\$265,000	32	98

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	33	21	\$505,595	\$525,000	63.6	101	W01	28	9	\$361,722	\$364,900	32.1	102
W02	65	29	\$399,034	\$390,000	44.6	98	W02	103	32	\$283,797	\$298,500	31.1	98
W03	175	37	\$234,149	\$235,000	21.1	96	W03	82	18	\$239,690	\$236,563	22.0	96
W04	118	44	\$302,199	\$300,426	37.3	97	W04	20	6	\$290,167	\$279,000	30.0	97
W05	78	28	\$335,304	\$327,500	35.9	98	W05	89	23	\$282,839	\$280,000	25.8	96
W06	91	47	\$296,423	\$287,500	51.7	99	W06	9	7	\$350,529	\$305,000	77.8	98
W07	34	33	\$418,873	\$390,700	97.1	99	W07	1	-	-	-	-	-
W08	99	65	\$575,320	\$480,000	65.7	99	W08	-	1	\$281,000	\$281,000	-	97
W09	43	26	\$393,945	\$384,500	60.5	99	W09	4	2	\$291,854	\$291,854	50.0	97
W10	187	44	\$297,268	\$287,500	23.5	97	W10	6	2	\$259,500	\$259,500	12.5	98
W12	141	44	\$410,634	\$361,000	31.2	98	W12	13	8	\$286,188	\$286,250	61.5	97
W13	126	40	\$594,535	\$522,500	31.8	96	W13	21	16	\$247,650	\$248,500	76.2	98
W14	45	17	\$400,252	\$380,000	37.8	98	W14	9	5	\$287,400	\$285,000	55.6	98
W15	47	12	\$375,625	\$369,500	25.5	97	W15	19	6	\$291,083	\$285,000	31.6	98
W16	99	54	\$424,641	\$339,000	54.6	97	W16	34	18	\$262,194	\$259,000	52.9	98
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	67	13	\$273,308	\$287,000	19.4	98	W18	64	12	\$241,417	\$242,500	18.8	97
W19	300	98	\$402,711	\$378,750	32.7	98	W19	58	51	\$282,510	\$282,000	87.9	98
W20	260	109	\$372,256	\$355,000	41.9	98	W20	109	67	\$270,180	\$274,000	61.5	98
W21	187	60	\$430,620	\$381,450	32.1	98	W21	11	5	\$256,180	\$252,000	45.5	100
W22	53	19	\$332,437	\$320,000	35.9	98	W22	9	8	\$250,394	\$253,375	88.9	98
W23	757	239	\$308,229	\$286,500	31.6	101	W23	183	79	\$242,277	\$243,000	43.2	97
W24	414	108	\$329,969	\$322,000	26.1	97	W24	149	59	\$251,597	\$253,500	39.6	98
W25	47	13	\$402,346	\$337,500	27.7	96	W25	4	2	\$212,000	\$212,000	50.0	99
W26	10	4	\$506,000	\$464,500	40.0	99	W26	-	-	-	-	-	-
W27	152	46	\$322,483	\$295,000	30.3	98	W27	2	2	\$205,000	\$205,000	100.0	98
W28	245	60	\$423,883	\$370,900	24.5	97	W28	10	5	\$264,000	\$274,000	50.0	98
W29	94	28	\$237,064	\$233,000	29.8	98	W29	13	6	\$166,250	\$162,000	46.2	97

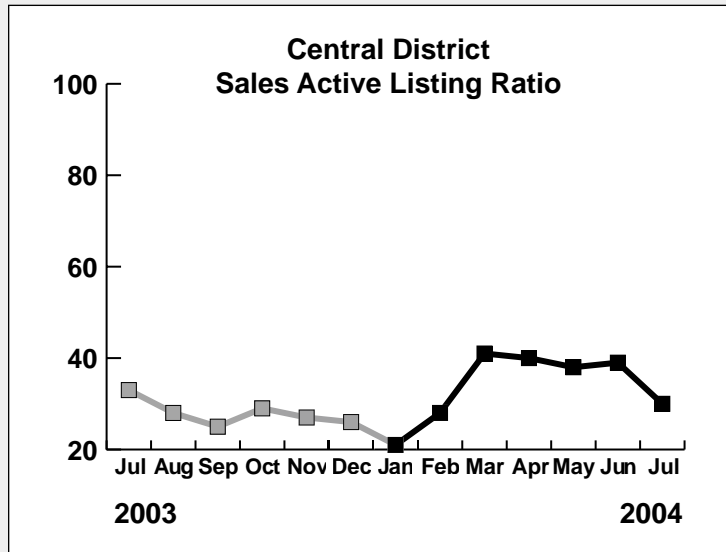
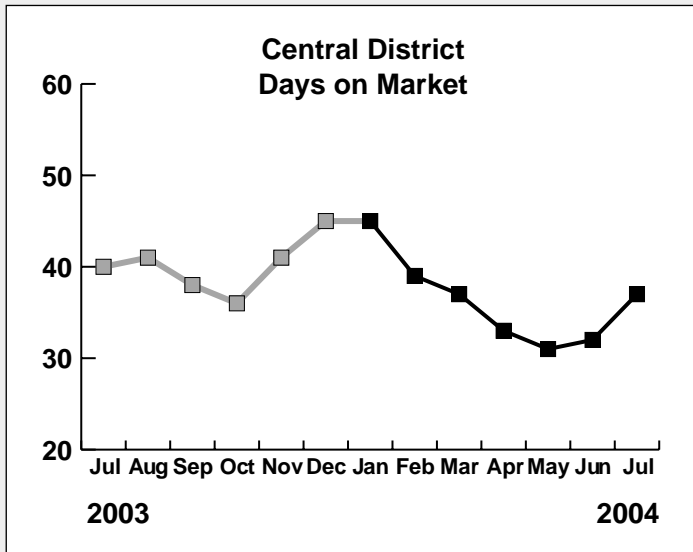
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	28	13	\$245,254	\$219,900	46.4	98	W01	-	-	-	-	-	-
W02	11	2	\$293,500	\$293,500	18.2	99	W02	-	-	-	-	-	-
W03	28	11	\$167,136	\$165,000	39.3	97	W03	-	-	-	-	-	-
W04	87	17	\$127,665	\$128,500	19.5	95	W04	-	-	-	-	-	-
W05	119	38	\$140,350	\$145,600	31.9	96	W05	-	-	-	-	-	-
W06	165	36	\$281,747	\$258,750	21.8	96	W06	-	-	-	-	-	-
W07	49	7	\$220,214	\$192,000	14.3	98	W07	-	-	-	-	-	-
W08	129	38	\$190,778	\$173,450	29.5	97	W08	-	-	-	-	-	-
W09	134	17	\$159,682	\$137,000	12.7	96	W09	1	-	-	-	-	-
W10	216	27	\$146,100	\$147,400	12.5	96	W10	2	1	\$255,000	\$255,000	50.0	96
W12	85	21	\$243,345	\$185,750	24.7	98	W12	-	-	-	-	-	-
W13	32	8	\$158,550	\$143,250	25.0	96	W13	-	-	-	-	-	-
W14	48	16	\$183,631	\$196,500	33.3	98	W14	2	-	-	-	-	-
W15	356	78	\$171,647	\$166,500	21.9	98	W15	-	-	-	-	-	-
W16	16	9	\$199,411	\$172,800	56.3	96	W16	4	2	\$288,000	\$288,000	50.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	17	2	\$126,500	\$126,500	11.8	96	W18	-	-	-	-	-	-
W19	154	33	\$223,682	\$188,000	21.4	97	W19	8	3	\$289,200	\$281,500	37.5	98
W20	45	10	\$171,690	\$168,500	22.2	97	W20	4	5	\$294,000	\$295,000	125.0	98
W21	23	8	\$201,063	\$212,000	34.8	96	W21	2	1	\$245,000	\$245,000	50.0	99
W22	1	-	-	-	-	-	W22	1	-	-	-	-	-
W23	47	11	\$193,136	\$185,000	23.4	97	W23	7	2	\$242,000	\$242,000	28.6	97
W24	86	29	\$164,876	\$170,000	33.7	97	W24	4	3	\$278,667	\$276,000	75.0	99
W25	5	2	\$204,750	\$204,750	40.0	95	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	-	-	-	-	-	W27	1	2	\$191,000	\$191,000	200.0	98
W28	-	-	-	-	-	-	W28	3	1	\$269,000	\$269,000	33.3	98
W29	17	6	\$118,683	\$114,900	35.3	99	W29	2	1	\$190,000	\$190,000	50.0	98

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	1	\$235,000	\$235,000	-	98	W01	-	-	-	-	-	-
W02	5	-	-	-	-	-	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	17	5	\$257,900	\$253,500	29.4	97	W04	-	-	-	-	-	-
W05	72	10	\$197,450	\$194,500	13.9	97	W05	-	-	-	-	-	-
W06	13	8	\$327,013	\$315,000	61.5	98	W06	-	-	-	-	-	-
W07	1	-	-	-	-	-	W07	-	-	-	-	-	-
W08	14	12	\$224,708	\$187,000	85.7	97	W08	-	-	-	-	-	-
W09	4	4	\$270,500	\$263,000	100.0	98	W09	-	-	-	-	-	-
W10	76	7	\$164,357	\$169,500	9.2	97	W10	-	-	-	-	-	-
W12	13	13	\$288,769	\$240,000	100.0	98	W12	1	-	-	-	-	-
W13	48	24	\$227,250	\$185,250	50.0	97	W13	1	-	-	-	-	-
W14	28	14	\$211,629	\$227,000	50.0	97	W14	-	-	-	-	-	-
W15	50	19	\$213,521	\$210,000	38.0	97	W15	-	-	-	-	-	-
W16	44	22	\$231,545	\$211,000	50.0	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	20	7	\$182,507	\$175,550	35.0	98	W18	-	-	-	-	-	-
W19	78	56	\$235,043	\$238,000	71.8	98	W19	1	-	-	-	-	-
W20	100	66	\$223,380	\$218,000	66.0	98	W20	2	2	\$226,500	\$226,500	100.0	98
W21	19	3	\$215,750	\$237,000	15.8	97	W21	-	-	-	-	-	-
W22	1	1	\$172,500	\$172,500	100.0	99	W22	1	1	\$299,000	\$299,000	100.0	100
W23	127	42	\$185,776	\$177,450	33.1	98	W23	-	-	-	-	-	-
W24	63	45	\$172,327	\$163,500	71.4	98	W24	1	-	-	-	-	-
W25	8	5	\$185,800	\$188,000	62.5	98	W25	-	1	\$246,000	\$246,000	-	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	7	13	\$162,462	\$167,000	185.7	98	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	9	5	\$145,250	\$149,250	55.6	97	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	10	3	\$302,333	\$251,000	30.0	101
W02	-	1	\$140,700	\$140,700	-	94	W02	17	3	\$295,667	\$300,000	17.7	98
W03	-	1	\$136,500	\$136,500	-	98	W03	6	2	\$166,500	\$166,500	33.3	96
W04	2	-	-	-	-	-	W04	2	5	\$317,300	\$328,000	250.0	96
W05	7	1	\$76,000	\$76,000	14.3	96	W05	1	-	-	-	-	-
W06	10	-	-	-	-	-	W06	8	1	\$326,000	\$326,000	12.5	99
W07	1	-	-	-	-	-	W07	2	3	\$391,667	\$379,500	150.0	98
W08	6	1	\$140,000	\$140,000	16.7	97	W08	2	1	\$500,000	\$500,000	50.0	98
W09	7	2	\$106,750	\$106,750	28.6	95	W09	-	-	-	-	-	-
W10	9	-	-	-	-	-	W10	7	5	\$263,800	\$280,000	71.4	98
W12	-	-	-	-	-	-	W12	1	1	\$312,000	\$312,000	100.0	96
W13	-	-	-	-	-	-	W13	3	2	\$229,000	\$229,000	66.7	96
W14	2	-	-	-	-	-	W14	-	-	-	-	-	-
W15	2	-	-	-	-	-	W15	1	1	\$234,000	\$234,000	100.0	100
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	2	-	-	-	-	-	W18	-	-	-	-	-	-
W19	2	-	-	-	-	-	W19	28	15	\$280,483	\$273,500	53.6	98
W20	2	-	-	-	-	-	W20	16	15	\$268,327	\$255,000	93.8	98
W21	-	-	-	-	-	-	W21	29	5	\$281,400	\$285,000	17.2	98
W22	-	-	-	-	-	-	W22	7	5	\$233,780	\$228,000	71.4	99
W23	-	-	-	-	-	-	W23	73	35	\$218,074	\$215,900	48.0	98
W24	3	-	-	-	-	-	W24	27	9	\$206,767	\$220,000	33.3	99
W25	-	-	-	-	-	-	W25	1	1	\$285,000	\$285,000	100.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	3	5	\$234,000	\$226,000	166.7	98
W28	-	-	-	-	-	-	W28	2	6	\$244,833	\$243,250	300.0	98
W29	-	-	-	-	-	-	W29	3	3	\$195,667	\$196,000	50.0	99

Current Month: July 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	805	375	248	\$65,044,520	\$262,276	\$239,500	36	98
C02	234	105	63	\$39,626,925	\$628,999	\$418,000	44	99
C03	177	65	57	\$26,526,900	\$465,384	\$345,000	37	97
C04	284	151	92	\$47,125,700	\$512,236	\$450,000	34	99
C06	85	41	19	\$7,615,180	\$400,799	\$357,500	28	98
C07	297	151	88	\$25,455,350	\$289,265	\$256,950	34	98
C08	329	184	112	\$30,016,188	\$268,002	\$236,050	34	98
C09	90	37	32	\$26,533,000	\$829,156	\$525,000	37	99
C10	109	66	61	\$29,389,000	\$481,787	\$342,500	37	98
C11	102	52	38	\$15,315,000	\$403,026	\$392,000	29	100
C12	188	62	39	\$44,256,100	\$1,134,772	\$1,055,000	45	96
C13	138	77	55	\$19,144,200	\$348,076	\$320,000	34	98
C14	704	324	170	\$53,658,089	\$315,636	\$254,750	40	98
C15	380	202	115	\$36,606,980	\$318,322	\$265,000	39	97
Total	3,922	1,892	1,189	\$466,313,132	\$392,189	\$285,000	37	98



Year-to-Date: January 2004 to July 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,933	1,692	\$467,653,343	\$276,391	\$240,000	40	98
C02	1,007	572	\$327,428,164	\$572,427	\$425,000	35	99
C03	731	440	\$257,419,749	\$585,045	\$386,550	33	99
C04	1,279	793	\$442,360,144	\$557,831	\$515,000	27	100
C06	346	194	\$82,971,298	\$427,687	\$388,250	29	98
C07	1,160	627	\$192,848,393	\$307,573	\$263,000	33	97
C08	1,354	826	\$223,273,414	\$270,307	\$235,000	39	98
C09	464	285	\$224,411,306	\$787,408	\$560,000	34	100
C10	769	543	\$313,646,250	\$577,617	\$452,100	27	101
C11	493	275	\$108,141,522	\$393,242	\$376,250	25	101
C12	593	314	\$302,488,086	\$963,338	\$758,500	35	98
C13	635	402	\$132,133,336	\$328,690	\$314,000	30	99
C14	2,216	1,137	\$361,870,230	\$318,268	\$253,000	44	98
C15	1,567	901	\$289,545,392	\$321,360	\$292,000	35	97
Total	15,547	9,001	\$3,726,190,627	\$413,975	\$307,500	35	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	16	5	\$481,980	\$488,000	31.3	101	C01	46	14	\$413,564	\$412,450	30.4	98
C02	55	10	\$1,322,833	\$1,187,500	18.2	96	C02	59	19	\$419,089	\$345,000	32.2	98
C03	90	21	\$572,429	\$360,000	23.3	96	C03	44	19	\$378,837	\$256,000	43.2	97
C04	185	65	\$608,565	\$570,000	35.1	100	C04	10	9	\$423,944	\$386,000	90.0	98
C06	67	13	\$482,437	\$422,000	19.4	99	C06	-	1	\$268,000	\$268,000	-	97
C07	96	26	\$403,471	\$387,000	27.1	99	C07	9	3	\$329,667	\$328,000	33.3	98
C08	4	3	\$593,667	\$515,000	75.0	98	C08	12	6	\$426,417	\$428,750	50.0	98
C09	31	10	\$1,620,500	\$1,535,000	32.3	99	C09	5	3	\$647,667	\$765,000	60.0	99
C10	39	21	\$838,190	\$596,000	53.9	98	C10	8	6	\$473,950	\$404,500	75.0	100
C11	10	12	\$652,833	\$587,500	120.0	101	C11	4	12	\$439,500	\$446,500	300.0	105
C12	144	28	\$1,399,325	\$1,225,000	19.4	95	C12	2	1	\$345,000	\$345,000	50.0	99
C13	28	19	\$488,732	\$430,000	67.9	98	C13	7	8	\$301,250	\$298,500	114.3	99
C14	131	32	\$594,891	\$461,000	24.4	98	C14	1	-	-	-	-	-
C15	81	24	\$520,992	\$489,500	29.6	98	C15	48	17	\$313,535	\$315,000	35.4	97

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	648	200	\$239,026	\$224,200	30.9	98	C01	-	-	-	-	-	-
C02	92	26	\$549,208	\$428,450	28.3	100	C02	-	-	-	-	-	-
C03	24	13	\$515,615	\$410,000	54.2	100	C03	-	-	-	-	-	-
C04	66	12	\$205,083	\$179,500	18.2	97	C04	-	-	-	-	-	-
C06	18	4	\$200,375	\$202,250	22.2	96	C06	-	-	-	-	-	-
C07	163	50	\$226,682	\$221,000	30.7	97	C07	1	1	\$315,000	\$315,000	100.0	95
C08	261	87	\$242,852	\$224,900	33.3	98	C08	-	-	-	-	-	-
C09	45	13	\$405,769	\$305,000	28.9	100	C09	-	-	-	-	-	-
C10	52	30	\$252,903	\$247,500	57.7	98	C10	-	-	-	-	-	-
C11	71	13	\$158,692	\$145,000	18.3	97	C11	-	-	-	-	-	-
C12	37	7	\$555,714	\$365,000	18.9	97	C12	-	-	-	-	-	-
C13	85	22	\$246,923	\$227,000	25.9	98	C13	-	-	-	-	-	-
C14	520	118	\$241,828	\$226,250	22.7	97	C14	1	-	-	-	-	-
C15	179	42	\$249,576	\$205,000	23.5	96	C15	5	1	\$300,000	\$300,000	20.0	96

Condo Townhouse

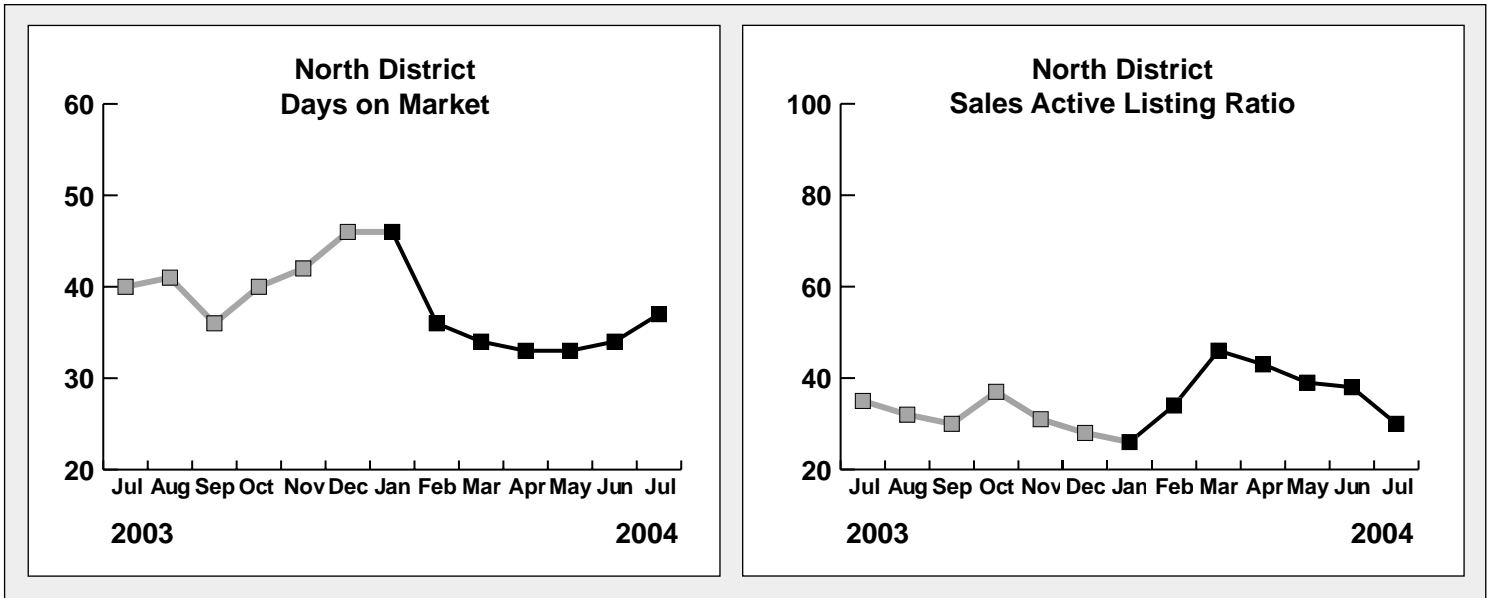
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	48	16	\$306,100	\$297,500	33.3	98	C01	-	-	-	-	-	-
C02	7	4	\$675,650	\$461,300	57.1	97	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	7	4	\$246,875	\$243,000	57.1	98	C04	-	-	-	-	-	-
C06	-	1	\$274,000	\$274,000	-	100	C06	-	-	-	-	-	-
C07	23	4	\$259,125	\$256,250	17.4	97	C07	-	-	-	-	-	-
C08	16	4	\$312,125	\$212,500	25.0	96	C08	-	-	-	-	-	-
C09	4	2	\$659,500	\$659,500	50.0	99	C09	-	-	-	-	-	-
C10	4	3	\$337,900	\$300,000	75.0	98	C10	-	-	-	-	-	-
C11	14	1	\$144,000	\$144,000	7.1	96	C11	-	-	-	-	-	-
C12	4	3	\$280,000	\$277,000	75.0	101	C12	-	-	-	-	-	-
C13	9	4	\$288,000	\$281,000	44.4	98	C13	-	-	-	-	-	-
C14	36	18	\$295,689	\$278,250	50.0	98	C14	1	-	-	-	-	-
C15	63	31	\$257,771	\$245,000	49.2	97	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	4	4	\$235,250	\$229,000	100.0	97	C01	43	9	\$355,667	\$297,000	20.9	97
C02	5	2	\$145,750	\$145,750	40.0	97	C02	16	2	\$581,200	\$581,200	12.5	99
C03	15	4	\$151,250	\$155,000	26.7	96	C03	2	-	-	-	-	-
C04	9	1	\$80,000	\$80,000	11.1	89	C04	7	1	\$225,000	\$225,000	14.3	90
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	1	1	\$212,500	\$212,500	100.0	96	C07	4	3	\$359,333	\$385,000	75.0	97
C08	13	3	\$175,633	\$180,000	23.1	96	C08	23	9	\$308,133	\$302,200	39.1	101
C09	3	4	\$447,750	\$380,000	133.3	100	C09	2	-	-	-	-	-
C10	4	1	\$342,500	\$342,500	25.0	98	C10	2	-	-	-	-	-
C11	3	-	-	-	-	-	C11	-	-	-	-	-	-
C12	1	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	8	2	\$432,000	\$432,000	25.0	99
C14	8	2	\$381,750	\$381,750	25.0	98	C14	6	-	-	-	-	-
C15	4	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: July 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	232	120	65	\$24,739,358	\$380,606	\$340,000	43	97	
N02	332	177	98	\$36,257,600	\$369,976	\$354,250	37	97	
N03	506	248	145	\$50,701,300	\$349,664	\$305,000	36	97	
N04	321	173	87	\$33,511,300	\$385,187	\$374,000	32	97	
N05	161	83	48	\$21,915,604	\$456,575	\$386,500	34	97	
N06	217	146	80	\$27,934,775	\$349,185	\$294,400	31	98	
N07	233	150	115	\$32,726,677	\$284,580	\$265,000	30	98	
N08	584	322	194	\$73,514,600	\$378,941	\$353,500	30	97	
N10	314	170	74	\$26,849,788	\$362,835	\$339,500	33	97	
N11	627	358	205	\$81,202,437	\$396,109	\$363,800	33	97	
N12	77	24	19	\$9,175,500	\$482,921	\$317,500	50	96	
N13	61	17	12	\$5,911,000	\$492,583	\$353,500	54	97	
N14	106	36	23	\$10,383,513	\$451,457	\$438,000	69	96	
N15	79	36	31	\$9,988,000	\$322,194	\$300,000	37	98	
N16	117	35	29	\$9,511,900	\$327,997	\$321,500	47	97	
N17	268	123	96	\$20,823,675	\$216,913	\$212,000	40	97	
N18	125	59	35	\$8,700,600	\$248,589	\$234,000	44	98	
N19	162	66	49	\$12,496,600	\$255,033	\$220,000	51	98	
N20	28	10	4	\$1,299,000	\$324,750	\$340,000	140	96	
N21	40	7	10	\$2,390,500	\$239,050	\$229,000	52	98	
N22	39	9	13	\$2,537,670	\$195,205	\$188,870	48	97	
N23	133	50	36	\$8,966,200	\$249,061	\$204,250	41	97	
N24	112	55	20	\$3,307,500	\$165,375	\$157,250	30	96	
Total	4,874	2,474	1,488	\$514,845,097	\$345,998	\$315,000	37	97	



Year-to-Date: January 2004 to July 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	855	462	\$169,089,034	\$365,994	\$346,500	33	98
N02	1,343	765	\$281,669,880	\$368,196	\$340,800	36	99
N03	2,020	1,149	\$403,963,478	\$351,578	\$305,000	35	98
N04	1,317	779	\$295,306,866	\$379,085	\$368,000	30	98
N05	582	302	\$121,713,468	\$403,025	\$380,750	37	97
N06	935	653	\$228,475,352	\$349,886	\$296,000	32	98
N07	1,232	893	\$256,953,162	\$287,742	\$265,000	30	98
N08	2,452	1,500	\$562,394,814	\$374,930	\$349,000	33	98
N10	1,077	549	\$198,985,622	\$362,451	\$340,000	30	98
N11	2,292	1,296	\$493,817,006	\$381,032	\$355,000	32	98
N12	236	141	\$57,620,900	\$408,659	\$330,000	41	97
N13	153	72	\$39,287,365	\$545,658	\$374,500	64	97
N14	295	153	\$84,040,513	\$549,284	\$451,000	53	96
N15	298	182	\$58,422,645	\$321,004	\$293,000	35	98
N16	359	203	\$66,254,705	\$326,378	\$309,990	46	97
N17	930	593	\$130,807,250	\$220,586	\$203,800	38	97
N18	442	281	\$70,658,428	\$251,453	\$239,000	37	98
N19	476	298	\$69,336,949	\$232,674	\$215,000	47	98
N20	69	29	\$9,886,900	\$340,928	\$300,000	78	97
N21	101	52	\$13,128,708	\$252,475	\$235,500	68	98
N22	145	101	\$20,334,820	\$201,335	\$184,000	40	98
N23	375	205	\$43,821,773	\$213,765	\$201,000	50	97
N24	285	138	\$27,480,400	\$199,133	\$179,000	45	97
Total	18,269	10,796	\$3,703,450,038	\$343,039	\$315,000	35	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	95	30	\$515,942	\$421,500	31.6	97	N01	11	2	\$284,000	\$284,000	18.2	98
N02	173	58	\$439,638	\$387,000	33.5	97	N02	3	-	-	-	-	-
N03	242	48	\$539,750	\$491,000	19.8	97	N03	7	4	\$340,875	\$339,750	57.1	99
N04	238	59	\$425,925	\$415,000	24.8	97	N04	29	9	\$298,711	\$284,000	31.0	99
N05	143	36	\$510,897	\$423,250	25.2	97	N05	4	5	\$308,161	\$308,000	125.0	98
N06	149	47	\$413,789	\$370,700	31.5	97	N06	18	13	\$253,644	\$252,000	72.2	98
N07	177	66	\$326,986	\$320,500	37.3	98	N07	23	23	\$243,743	\$249,000	100.0	99
N08	426	117	\$438,596	\$410,000	27.5	97	N08	66	28	\$309,429	\$308,000	42.4	98
N10	158	30	\$432,143	\$399,600	19.0	97	N10	6	1	\$275,000	\$275,000	16.7	102
N11	434	127	\$459,987	\$420,000	29.3	97	N11	49	15	\$301,733	\$310,000	30.6	98
N12	77	18	\$495,472	\$332,250	23.4	96	N12	-	-	-	-	-	-
N13	61	12	\$492,583	\$353,500	19.7	97	N13	-	-	-	-	-	-
N14	106	23	\$451,457	\$438,000	21.7	96	N14	-	-	-	-	-	-
N15	79	29	\$329,517	\$302,000	36.7	97	N15	-	-	-	-	-	-
N16	110	25	\$340,476	\$330,000	22.7	97	N16	1	-	-	-	-	-
N17	248	90	\$218,388	\$212,000	36.3	97	N17	7	3	\$211,267	\$219,900	42.9	100
N18	100	19	\$274,553	\$250,000	19.0	98	N18	5	5	\$193,400	\$194,500	100.0	97
N19	120	38	\$280,492	\$247,500	31.7	98	N19	5	1	\$182,500	\$182,500	20.0	97
N20	28	4	\$324,750	\$340,000	14.3	96	N20	-	-	-	-	-	-
N21	39	10	\$239,050	\$229,000	25.6	98	N21	1	-	-	-	-	-
N22	38	11	\$205,015	\$198,000	29.0	97	N22	1	-	-	-	-	-
N23	129	34	\$254,138	\$210,000	26.4	96	N23	-	-	-	-	-	-
N24	109	16	\$173,313	\$160,750	14.7	96	N24	1	-	-	-	-	-

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	75	11	\$236,318	\$233,500	14.7	98	N01	18	9	\$327,922	\$327,000	50.0	98
N02	102	24	\$239,188	\$227,500	23.5	97	N02	19	3	\$314,700	\$318,000	15.8	98
N03	171	51	\$211,710	\$217,500	29.8	97	N03	7	3	\$326,600	\$325,000	42.9	97
N04	6	1	\$186,000	\$186,000	16.7	98	N04	-	1	\$325,000	\$325,000	-	97
N05	-	-	-	-	-	-	N05	4	1	\$275,000	\$275,000	25.0	98
N06	7	1	\$295,000	\$295,000	14.3	95	N06	1	-	-	-	-	-
N07	14	7	\$176,286	\$176,000	50.0	97	N07	3	4	\$232,750	\$235,000	133.3	99
N08	16	5	\$233,200	\$225,000	31.3	97	N08	-	-	-	-	-	-
N10	-	-	-	-	-	-	N10	138	42	\$318,107	\$319,500	30.4	98
N11	12	9	\$279,739	\$281,000	75.0	97	N11	36	10	\$311,050	\$305,500	27.8	99
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	3	3	\$258,333	\$268,000	100.0	97
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	17	10	\$232,210	\$232,000	58.8	99
N19	7	1	\$136,500	\$136,500	14.3	98	N19	10	2	\$186,000	\$186,000	20.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	28	12	\$236,192	\$232,500	42.9	98	N01	-	-	-	-	-	-
N02	27	6	\$281,583	\$275,750	22.2	98	N02	-	-	-	-	-	-
N03	36	13	\$252,554	\$252,500	36.1	97	N03	1	1	\$305,000	\$305,000	100.0	99
N04	12	4	\$275,650	\$276,850	33.3	99	N04	-	-	-	-	-	-
N05	1	-	-	-	-	-	N05	-	-	-	-	-	-
N06	29	7	\$264,286	\$216,000	24.1	97	N06	-	-	-	-	-	-
N07	7	8	\$210,300	\$203,000	114.3	100	N07	-	-	-	-	-	-
N08	11	7	\$278,357	\$279,000	63.6	98	N08	1	-	-	-	-	-
N10	6	1	\$250,000	\$250,000	16.7	98	N10	-	-	-	-	-	-
N11	31	13	\$258,346	\$258,300	41.9	97	N11	1	1	\$560,000	\$560,000	100.0	93
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	2	-	-	-	-	-	N17	-	-	-	-	-	-
N18	1	-	-	-	-	-	N18	-	-	-	-	-	-
N19	4	3	\$143,967	\$149,900	75.0	98	N19	7	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	1	\$227,500	\$227,500	50.0	99	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	1	-	-	-	-	-	N01	4	1	\$308,000	\$308,000	25.0	97
N02	-	-	-	-	-	-	N02	8	7	\$340,643	\$333,000	87.5	99
N03	2	-	-	-	-	-	N03	40	25	\$322,584	\$322,500	62.5	98
N04	-	-	-	-	-	-	N04	36	13	\$313,823	\$306,800	36.1	98
N05	-	-	-	-	-	-	N05	9	6	\$284,583	\$279,000	66.7	98
N06	-	-	-	-	-	-	N06	13	12	\$253,692	\$243,000	92.3	99
N07	2	-	-	-	-	-	N07	7	7	\$241,729	\$240,200	100.0	99
N08	-	-	-	-	-	-	N08	64	37	\$281,632	\$280,000	57.8	98
N10	-	-	-	-	-	-	N10	6	-	-	-	-	-
N11	-	-	-	-	-	-	N11	64	30	\$290,380	\$286,950	46.9	97
N12	-	-	-	-	-	-	N12	-	1	\$257,000	\$257,000	-	97
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	2	\$216,000	\$216,000	-	101
N16	-	-	-	-	-	-	N16	2	1	\$225,000	\$225,000	50.0	98
N17	-	-	-	-	-	-	N17	10	3	\$178,333	\$173,000	30.0	96
N18	-	-	-	-	-	-	N18	2	1	\$195,000	\$195,000	50.0	103
N19	-	-	-	-	-	-	N19	9	4	\$178,750	\$177,750	44.4	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	2	\$141,250	\$141,250	-	96
N23	-	-	-	-	-	-	N23	3	2	\$162,750	\$162,750	66.7	101
N24	-	-	-	-	-	-	N24	-	3	\$102,333	\$79,000	-	90

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	12,012	22,368	N/A	7,329	\$2,289,714,724	\$312,418	\$274,000	34	98
YTD Grand Total:	N/A	N/A	90,609	53,599	\$16,846,375,019	\$314,304	\$270,000	33	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2003		
1971	13,085	30,426	January	4,403	281,292
1972	14,613	32,513	February	5,965	289,954
1973	16,335	40,605	March	6,986	290,185
1974	17,318	52,806	April	7,307	292,783
1975	22,020	57,581	May	8,025	298,451
1976	19,025	61,389	June	8,033	295,053
1977	20,512	64,559	July	8,084	289,880
1978	21,184	67,333	August	6,549	285,366
1979	23,466	70,830	September	6,751	297,398
1980	26,017	75,694	October	7,227	304,844
1981	29,625	90,203	November	5,847	301,612
1982	25,336	95,496	December	4,194	284,955
1983	30,046	101,626	Total**	78,898	\$293,067
1984	31,905	102,318	2004		
1985	45,509	109,094	January	4,256	295,989
1986	52,919	138,925	February	6,060	310,196
1987	43,475	189,105	March	9,076	307,155
1988	49,381	229,635	April	9,168	321,131
1989	38,960	273,698	May	9,193	325,501
1990	26,779	255,020	June	9,275	316,510
1991	38,144	234,313	July	7,329	312,418
1992	41,703	214,971	Total**	53,599	\$314,304
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	67,612	251,508			
2002	74,759	275,231			

* 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.

Single Family Dwelling Sales Comparison

