

# Market Watch

For Media Inquiries: 443-8150  
For All Other Inquiries: 443-8152

December, 1999

## 1999 Sets Record

TORONTO - Tuesday, January 4, 2000 — With 58,957 sales of existing homes recorded across the GTA, 1999 was the busiest year ever for the Toronto resale home market, incoming TREB President Marilyn Baubie reported today. "Sales were up 6 per cent from last year, and up about 2 per cent from the 58,014 recorded in 1997, which was our best previous performance," Baubie said.

The President went on to note that prices rose 5 per cent in 1999, to \$228,372 from 1998's \$216,815, and were up 15 per cent from the decade low of \$198,150 seen in 1996. "After the sharp downturn of the early 90's, its good to see that homeowners are seeing the value of their properties appreciate again, and with our inventory at such low levels (12,498 total listings this month, down 18 per cent from last December's 15,321), this trend should continue for awhile yet."

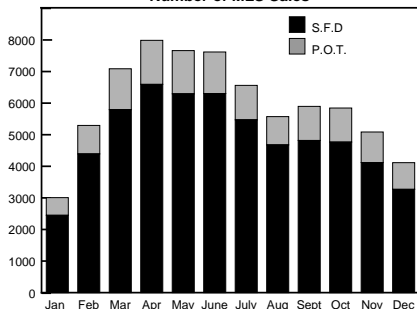
Breaking down the total 1,161 sales were reported in TREB's 28 West districts and averaged \$211,634; 548 sales were reported

in the 14 Central districts and averaged \$328,262; 655 sales were reported in the 23 North districts and averaged \$253,283; and 907 sales were reported in TREB's 21 East districts and averaged \$184,512.

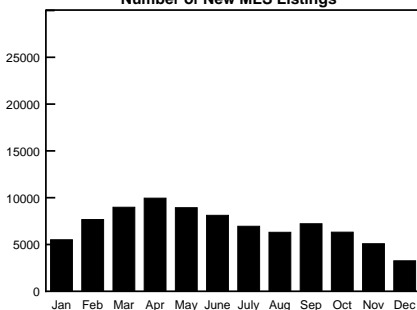
### Neighbourhood Corner Oshawa

With infrastructure improvements like the widening of the 401, and a large stock of affordable housing, Oshawa (E-16) has become one of the GTA's hot-spots, recording 2,050 sales in 1999. Of these, 1,208 were single-detached homes, with a median price of \$145,000, well below the city median of \$240,000 to \$245,000. In addition, Oshawa saw 273 townhouse sales in 1999. These ranged in price from \$47,000 to \$199,900, with an average price of \$82,192 and a median of \$78,800.

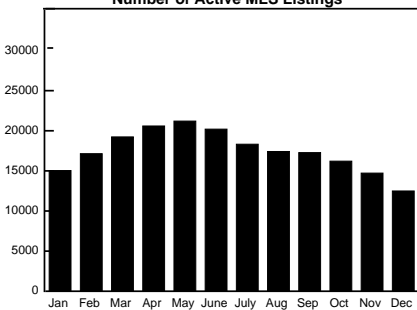
Number of MLS Sales



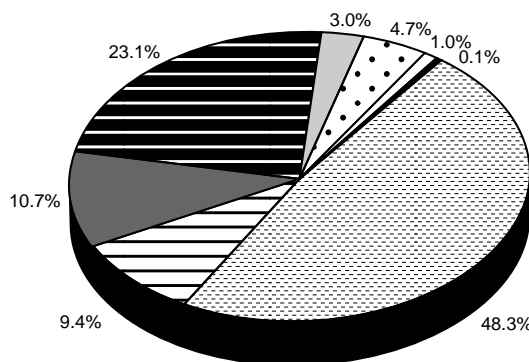
Number of New MLS Listings



Number of Active MLS Listings



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	1,581	\$246,000
Semi Detached	309	200,000
Condo T.H.	350	162,000
Condo Apt.	755	144,900
Link	99	195,000
Attached/Row	153	184,000
Co-op Apt.	20	121,500
Detached Condo	4	214,750

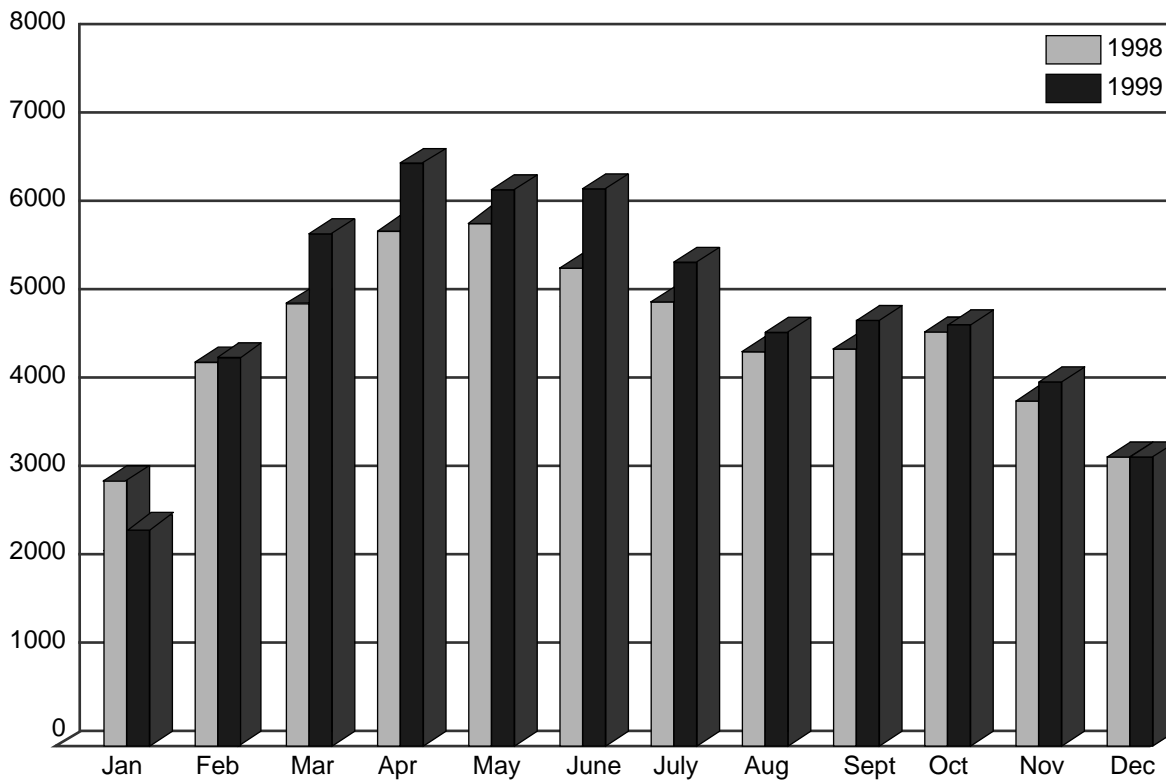
### Housing Market Indicators

	December 1998	December 1999	% Change
Sales*	3,272	3,271	(-%)
Sales (P.O.T.)	818	844	(+3%)
New Listings*	3,451	3,259	(-5%)
Active Listings**	15,321	12,498	(-18%)

\* Single-Family Dwellings Only

\*\* Properties All Types including Single-Family Dwellings.

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — December

Price Range	Total S.F.D.	Condo Apt.	Condo T.H.
Up to \$90,000	88 (2.7)	56 (7.4)	11 (3.1)
90,001 to 110,000	139 (4.3)	90 (11.9)	21 (6.0)
110,001 to 120,000	103 (3.2)	62 (8.2)	8 (2.3)
120,001 to 130,000	142 (4.3)	75 (9.9)	24 (6.9)
130,001 to 140,000	145 (4.4)	72 (9.5)	25 (7.1)
140,001 to 150,000	157 (4.8)	51 (6.8)	39 (11.1)
150,001 to 160,000	166 (5.1)	57 (7.6)	37 (10.6)
160,001 to 170,000	196 (6.0)	49 (6.5)	52 (14.9)
170,001 to 180,000	184 (5.6)	33 (4.4)	34 (9.7)
180,001 to 190,000	186 (5.7)	33 (4.4)	27 (7.7)
190,001 to 200,000	156 (4.8)	25 (3.3)	15 (4.3)
200,001 to 225,000	393 (12.0)	51 (6.8)	31 (8.9)
225,001 to 250,000	290 (8.9)	21 (2.8)	9 (2.6)
250,001 to 300,000	402 (12.3)	44 (5.8)	12 (3.4)
300,001 to 400,000	290 (8.9)	23 (3.0)	4 (1.1)
400,001 to 500,000	103 (3.2)	6 (0.8)	1 (0.3)
500,001 to 750,000	96 (2.9)	7 (0.9)	— (—)
750,000 to 1,000,000	19 (0.5)	— (—)	— (—)
1,000,001 to 1,500,000	11 (0.3)	— (—)	— (—)
Over 1,500,000	5 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>3,271 100.0</b>	<b>755* 100.0</b>	<b>350** 100.0</b>

\* 755 condominium apartments sold for \$123,851,168, averaging \$164,041

\*\* 350 condominium townhouses sold for \$57,925,210, averaging \$165,500.

## Single-Family Residential December 1999

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>East</u></b>						
E-1	80	48	46	\$9,682,800	\$210,496	\$205,000
E-2	63	32	26	6,367,207	244,893	224,800
E-3	137	63	79	15,696,050	198,684	188,500
E-4	54	20	46	7,400,477	160,880	165,000
E-5	128	70	86	16,369,982	190,349	173,500
E-6	58	36	27	5,722,663	211,950	172,500
E-7	97	48	66	12,745,368	193,112	181,000
E-8	74	35	36	6,874,000	190,944	194,750
E-9	64	31	32	5,312,850	166,027	171,500
E-10	79	45	28	6,449,900	230,354	231,900
E-11	84	34	54	8,956,600	165,863	164,500
E-12	14	8	11	1,869,100	169,918	168,000
E-13	132	71	63	12,064,300	191,497	180,000
E-14	117	56	57	10,935,650	191,854	185,000
E-15	108	56	48	9,094,512	189,469	176,450
E-16	235	112	114	15,716,020	137,860	128,900
E-17	105	56	50	8,316,000	166,320	160,500
E-18	6	3	2	500,000	250,000	250,000
E-19	14	9	12	2,699,500	224,958	201,500
E-20	12	8	9	1,602,800	178,089	167,900
E-21	45	24	15	2,976,900	198,460	183,000
<b>Total</b>	<b>1,706</b>	<b>865</b>	<b>907</b>	<b>\$167,352,679</b>	<b>\$184,512</b>	<b>\$175,000</b>
<b><u>West</u></b>						
W-1	47	24	14	\$3,505,300	\$250,379	\$203,500
W-2	70	37	24	5,702,990	237,625	245,750
W-3	88	49	31	5,250,600	169,374	169,000
W-4	98	46	43	7,253,800	168,693	155,000
W-5	133	77	38	6,108,500	160,750	143,500
W-6	94	54	44	9,844,400	223,736	212,000
W-7	26	13	10	2,559,600	255,960	262,000
W-8	132	72	63	19,162,555	304,168	255,000
W-9	65	37	29	4,062,750	140,095	95,000
W-10	121	71	60	9,449,369	157,489	141,750
W-12	95	53	34	7,132,700	209,785	213,750
W-13	105	60	51	13,481,700	264,347	210,000
W-14	77	44	29	5,536,850	190,926	167,000
W-15	175	87	68	11,057,701	162,613	150,900
W-16	88	48	42	9,287,600	221,133	220,950
W-17	1	-	1	305,900	305,900	305,900
W-18	44	28	16	2,409,700	150,606	138,500
W-19	226	133	101	23,468,200	232,358	215,000
W-20	182	86	111	25,376,900	228,621	217,500
W-21	56	28	25	6,524,500	260,980	265,000
W-22	1	1	1	235,000	235,000	235,000
W-23	273	124	126	25,477,550	202,203	195,000
W-24	228	114	111	20,264,150	182,560	179,000
W-25	12	7	5	883,390	176,678	165,490
W-26	-	-	-	-	-	-
W-27	66	23	31	7,269,300	234,494	188,000
W-28	73	44	30	10,005,500	333,517	274,000
W-29	60	30	23	4,090,900	177,865	163,000
<b>Total</b>	<b>2,635</b>	<b>1,390</b>	<b>1,161</b>	<b>\$245,707,405</b>	<b>\$211,634</b>	<b>\$195,000</b>

See 3b...

## Single-Family Residential December 1999 continued

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>						
C-1	147	78	75	\$17,834,525	\$237,794	\$190,000
C-2	123	70	36	13,135,570	364,877	299,750
C-3	68	43	34	15,459,493	454,691	325,409
C-4	144	90	54	22,447,284	415,690	401,050
C-6	36	25	15	5,161,168	344,078	320,000
C-7	86	53	44	10,479,529	238,171	217,000
C-8	134	73	67	13,163,399	196,469	186,000
C-9	59	42	26	13,952,200	536,623	363,500
C-10	82	50	41	16,878,400	411,668	300,000
C-11	45	32	13	3,062,100	235,546	143,900
C-12	92	70	13	12,911,400	993,185	600,000
C-13	54	32	20	5,264,000	263,200	248,000
C-14	119	72	51	15,425,100	302,453	245,000
C-15	116	72	59	14,713,588	249,383	222,000
<b>Total</b>	<b>1,305</b>	<b>802</b>	<b>548</b>	<b>\$179,887,756</b>	<b>\$328,262</b>	<b>\$248,650</b>
<b>North</b>						
N-1	126	79	52	\$15,770,700	\$303,283	\$250,000
N-2	168	103	56	15,884,950	283,660	259,500
N-3	171	111	74	20,997,636	283,752	219,250
N-4	115	66	47	14,245,100	303,087	288,000
N-5	33	22	4	919,800	229,950	234,900
N-6	94	53	38	9,940,530	261,593	228,750
N-7	80	38	40	9,713,500	242,838	216,750
N-8	152	94	44	11,544,300	262,370	247,500
N-10	56	34	33	8,668,790	262,691	240,000
N-11	173	99	72	20,614,199	286,308	261,055
N-12	31	20	12	3,176,900	264,742	250,000
N-13	20	13	4	1,259,875	314,969	359,937
N-14	37	21	14	4,212,450	300,889	305,250
N-15	40	25	17	3,748,200	220,482	220,000
N-16	30	17	11	2,701,400	245,582	224,000
N-17	109	65	53	8,422,000	158,906	144,000
N-18	33	16	13	2,254,500	173,423	166,000
N-19	46	24	22	3,947,100	179,414	156,950
N-20	8	5	2	555,000	277,500	277,500
N-21	14	9	4	708,500	177,125	166,000
N-22	17	9	14	2,344,900	167,493	138,500
N-23	43	17	13	1,779,900	136,915	127,000
N-24	35	21	16	2,489,900	155,619	140,250
<b>Total</b>	<b>1,631</b>	<b>961</b>	<b>655</b>	<b>\$165,900,130</b>	<b>\$253,283</b>	<b>\$227,000</b>
<b>Grand Total</b>	<b>7,277</b>	<b>4,018</b>	<b>3,271</b>	<b>\$758,847,970</b>	<b>\$231,992</b>	<b>\$199,000</b>

Listed includes Reruns: East (865-51%) West (1,390-53%) Central (802-61%) North (961-59%)

\* Sales to Listings Ratio (SFD only): 44.9%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	N/A	N/A
WEST	N/A	N/A
CENTRAL	N/A	N/A
NORTH	N/A	N/A
<b>TOTAL</b>	<b>N/A</b>	<b>NA</b>

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

# Market Watch

## Twelve Month Residential January to December 1999

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>East</b>					
E-1	2,061	746	\$151,402,149	\$202,952	\$187,000
E-2	1,889	641	166,542,555	259,817	235,000
E-3	3,578	1,348	245,928,770	182,440	180,000
E-4	1,539	715	114,068,950	159,537	166,500
E-5	3,112	1,224	235,167,809	192,131	183,000
E-6	1,479	446	90,178,660	202,194	180,000
E-7	2,768	1,202	230,293,992	191,592	187,500
E-8	2,348	824	151,173,639	183,463	174,500
E-9	1,883	730	123,738,433	169,505	175,000
E-10	1,671	514	113,809,128	221,419	220,000
E-11	2,206	822	132,471,888	161,158	163,000
E-12	623	262	44,972,300	171,650	172,750
E-13	3,387	1,133	228,913,399	202,042	194,000
E-14	2,887	1,150	209,387,890	182,076	175,500
E-15	2,886	1,091	203,933,120	186,923	179,000
E-16	5,486	2,050	272,123,380	132,743	129,900
E-17	2,665	1,017	160,401,053	157,720	148,150
E-18	167	37	10,964,400	296,335	278,500
E-19	401	116	26,091,850	224,930	193,200
E-20	526	180	32,246,050	179,145	165,000
E-21	983	334	60,682,850	181,685	173,500
<b>Total</b>	<b>44,545</b>	<b>16,582</b>	<b>\$3,004,492,265</b>	<b>\$181,190</b>	<b>N/A</b>
<b>West</b>					
W-1	1,167	433	\$110,371,411	\$254,899	\$225,000
W-2	1,943	571	139,031,419	243,488	228,000
W-3	2,078	635	105,389,056	165,967	162,000
W-4	1,895	626	107,933,980	172,418	170,000
W-5	2,425	822	126,417,220	153,792	133,600
W-6	2,228	694	149,758,062	215,790	199,000
W-7	955	360	100,132,373	278,145	270,000
W-8	2,930	1,049	340,060,154	324,176	268,000
W-9	1,317	503	96,107,434	191,068	189,500
W-10	3,203	1,101	173,958,677	158,001	140,000
W-12	2,296	809	191,142,693	236,270	205,000
W-13	2,671	895	238,649,712	266,648	217,000
W-14	1,885	609	112,134,111	184,128	180,000
W-15	3,226	1,312	195,641,944	149,117	138,000
W-16	2,776	1,024	233,255,986	227,789	206,000
W-17	14	3	845,800	281,933	270,000
W-18	971	280	45,141,870	161,221	168,000
W-19	5,003	1,682	377,832,601	224,633	215,750
W-20	5,500	2,034	449,318,021	220,904	204,000
W-21	1,604	496	139,933,074	282,123	239,350
W-22	47	21	4,205,300	200,252	198,000
W-23	6,082	2,422	478,803,352	197,689	186,000
W-24	4,827	1,999	358,699,564	179,440	172,750
W-25	261	86	19,908,427	231,493	175,000
W-26	20	5	1,863,000	372,600	305,000
W-27	1,490	646	137,476,689	212,812	197,500
W-28	1,850	582	163,407,845	280,769	254,000
W-29	1,096	454	74,082,585	163,178	157,000
<b>Total</b>	<b>61,760</b>	<b>22,153</b>	<b>\$4,671,502,360</b>	<b>\$210,874</b>	<b>N/A</b>

Twelve Month Residential continued  
January to December 1999

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>					
C-1	3,496	1,187	\$257,248,385	\$216,721	\$187,500
C-2	2,472	661	256,516,973	388,074	285,500
C-3	1,845	501	230,949,991	460,978	317,250
C-4	3,396	971	408,772,275	420,981	378,950
C-6	683	162	50,476,443	311,583	289,000
C-7	2,056	611	152,000,579	248,773	235,500
C-8	2,517	892	185,550,709	208,016	186,000
C-9	1,261	340	218,201,773	641,770	515,000
C-10	2,009	632	274,420,753	434,210	337,000
C-11	977	343	95,908,928	279,618	272,000
C-12	1,967	359	249,928,613	696,180	570,000
C-13	1,398	489	118,577,302	242,489	230,500
C-14	2,759	740	218,129,220	294,769	252,950
C-15	3,203	1,084	268,208,127	247,424	220,000
<b>Total</b>	<b>30,039</b>	<b>8,972</b>	<b>\$2,984,890,071</b>	<b>\$332,689</b>	<b>N/A</b>
<b>North</b>					
N-1	2,838	749	\$205,609,823	\$274,512	\$240,000
N-2	3,152	907	260,581,162	287,300	252,000
N-3	4,213	1,161	336,779,115	290,077	245,000
N-4	2,257	599	171,406,357	286,154	279,000
N-5	538	109	34,796,650	319,235	290,000
N-6	2,360	689	185,882,121	269,785	232,000
N-7	2,500	999	216,305,557	216,522	205,000
N-8	3,751	842	237,284,096	281,810	264,000
N-10	1,649	663	164,126,080	247,551	234,000
N-11	4,924	1,155	337,231,952	291,976	274,750
N-12	771	201	55,093,545	274,097	240,000
N-13	437	71	25,078,635	353,220	305,000
N-14	907	193	66,339,950	343,730	317,000
N-15	874	294	69,336,813	235,840	220,000
N-16	739	240	55,286,752	230,361	212,000
N-17	2,641	805	122,891,990	152,661	144,000
N-18	863	327	59,832,679	182,975	174,250
N-19	1,138	398	69,195,884	173,859	160,000
N-20	171	52	11,687,050	224,751	208,125
N-21	204	67	11,240,250	167,765	169,950
N-22	347	146	21,033,899	144,068	136,500
N-23	1,104	375	56,104,260	149,611	145,000
N-24	731	208	30,139,325	144,901	132,000
<b>Total</b>	<b>39,109</b>	<b>11,250</b>	<b>\$2,803,263,945</b>	<b>\$249,179</b>	<b>N/A</b>
<b>Grand Total</b>	<b>175,453</b>	<b>58,957</b>	<b>\$13,464,148,641</b>	<b>\$228,372</b>	<b>N/A</b>

Includes Re-runs:

East	21,819	West	30,892
Central	16,778	North	21,679









## Single-Family West Breakdown December 1999

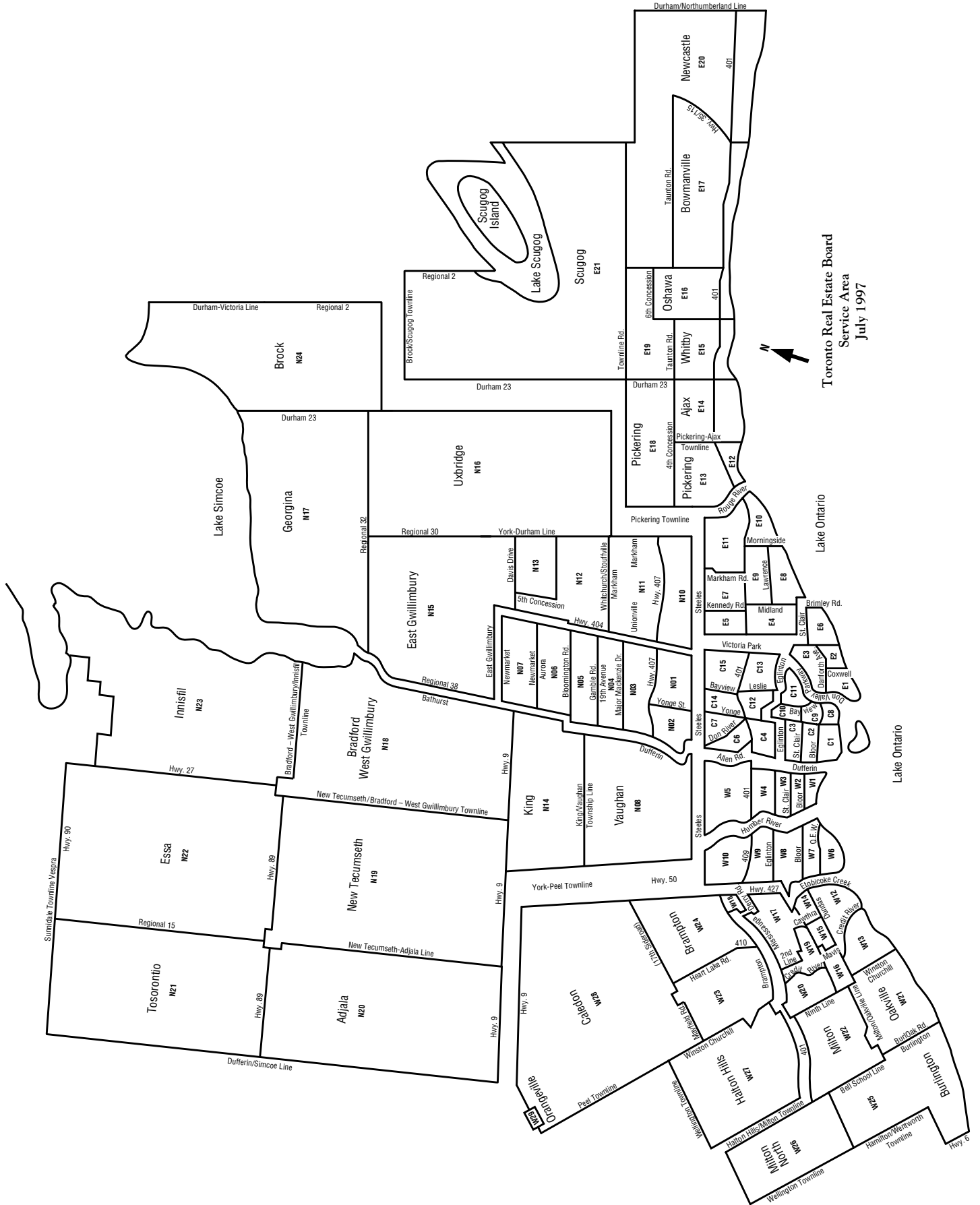
	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	5	372,900	432,000	3	171,933	173,800
W-2	10	265,499	264,995	10	228,750	246,750
W-3	15	177,187	180,000	7	199,286	190,000
W-4	20	222,420	209,000	1	252,000	252,000
W-5	10	236,450	230,000	6	213,500	203,500
W-6	23	225,065	212,000	2	253,000	253,000
W-7	6	322,517	289,500	-	-	-
W-8	37	402,712	325,000	3	217,633	218,000
W-9	7	273,214	257,000	1	192,000	192,000
W-10	18	211,800	214,000	-	-	-
W-12	18	261,383	247,500	1	205,000	205,000
W-13	24	401,992	363,000	5	175,500	184,000
W-14	9	293,094	280,000	-	-	-
W-15	7	278,414	274,000	6	203,250	202,500
W-16	21	264,593	252,900	5	200,130	197,250
W-17	1	305,900	305,900	-	-	-
W-18	6	185,500	186,000	2	172,250	172,250
W-19	41	303,754	292,000	9	221,556	219,000
W-20	52	277,142	267,500	19	199,568	199,000
W-21	18	293,361	279,250	-	-	-
W-22	1	235,000	235,000	-	-	-
W-23	73	227,901	218,000	13	184,654	185,000
W-24	48	219,110	223,500	24	192,358	185,000
W-25	2	238,000	238,000	1	165,490	165,490
W-26	-	-	-	-	-	-
W-27	20	284,850	219,000	1	168,000	168,000
W-28	29	339,224	275,000	-	-	-
W-29	17	192,500	180,000	2	136,000	136,000

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	5	184,000	163,000	-	-	-
W-2	1	148,500	148,500	2	229,500	229,500	-	-	-
W-3	-	-	-	8	129,975	120,000	-	-	-
W-4	2	172,500	172,500	19	103,968	108,000	-	-	-
W-5	5	142,300	145,000	17	103,029	104,000	-	-	-
W-6	-	-	-	14	242,279	211,000	-	-	-
W-7	-	-	-	3	113,167	102,500	-	-	-
W-8	1	145,000	145,000	20	150,215	135,000	-	-	-
W-9	-	-	-	20	92,063	88,875	-	-	-
W-10	4	148,750	146,750	30	113,062	114,950	-	-	-
W-12	5	180,700	174,000	10	131,930	141,750	-	-	-
W-13	12	143,346	138,250	9	116,583	103,000	-	-	-
W-14	8	142,500	160,500	11	136,273	139,000	1	260,000	260,000
W-15	12	160,992	158,750	43	138,544	135,000	-	-	-
W-16	8	180,500	178,000	8	160,813	128,250	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	5	129,100	122,000	3	102,233	104,700	-	-	-
W-19	30	185,877	180,200	16	152,794	146,000	-	-	-
W-20	33	178,279	172,000	2	133,000	133,000	-	-	-
W-21	2	155,500	155,500	1	124,000	124,000	1	222,000	222,000
W-22	-	-	-	-	-	-	-	-	-
W-23	12	146,754	144,500	9	150,656	153,000	4	188,725	191,950
W-24	19	133,039	132,500	13	117,154	112,500	-	-	-
W-25	1	149,900	149,900	1	92,000	92,000	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	4	126,000	129,500	5	143,660	141,900	-	-	-
W-28	-	-	-	-	-	-	-	-	-
W-29	1	124,000	124,000	-	-	-	1	162,500	162,500

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	205,000	205,000	-	-	-	-	-	-
W-2	1	153,000	153,000	-	-	-	-	-	-
W-3	1	158,000	158,000	-	-	-	-	-	-
W-4	1	233,000	233,000	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	2	276,750	276,750	3	72,167	77,500	-	-	-
W-7	1	285,000	285,000	-	-	-	-	-	-
W-8	1	372,000	372,000	1	88,000	88,000	-	-	-
W-9	-	-	-	1	117,000	117,000	-	-	-
W-10	8	206,263	206,700	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	187,000	187,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	5	199,860	201,900	-	-	-	-	-	-
W-20	5	204,900	186,500	-	-	-	-	-	-
W-21	3	195,667	185,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	15	171,227	173,000	-	-	-	-	-	-
W-24	7	154,214	148,500	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	182,000	182,000	-	-	-	-	-	-
W-28	1	168,000	168,000	-	-	-	-	-	-
W-29	2	129,950	129,950	-	-	-	-	-	-

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096		183,272,930	16,517	
1964	13,895		241,218,500	17,370	
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,880,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995	47,100	39,273	9,902,240,806	210,238	203,028
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
<b>1998</b>					
January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
May	7,084	5,912	1,627,867,532	229,795	222,148
June	6,484	5,410	1,515,114,077	233,670	225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
September	5,429	4,492	1,187,538,665	218,740	213,917
October	5,681	4,688	1,274,397,550	224,326	217,908
November	4,853	3,905	1,076,535,860	221,829	214,465
December	4,090	3,272	900,326,933	220,129	215,131
<b>Total</b>	<b>66,876</b>	<b>55,344</b>	<b>15,050,497,785</b>	<b>225,051</b>	<b>216,815</b>
<b>1999</b>					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
September	5,897	4,818	1,388,000,890	235,374	228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
December	4,115	3,271	1,005,343,853	244,312	231,992
<b>Total</b>	<b>71,738</b>	<b>58,957</b>	<b>16,914,637,727</b>	<b>235,783</b>	<b>228,372</b>

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



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