

Market Watch

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

August 2001

August is 4th Consecutive Record Breaking Month

TORONTO — Wednesday, Sept. 5, 2001. With 5,845 sales passing through TREB's MLS system, last month was the best August showing in Toronto history, Toronto Real Estate Board President David Pearce announced today.

"Sales were up 18% over August 2000's 4,961 figure, which was our previous best for the month," Mr. Pearce continued. "Not only that, August marked a record-setting four month stretch during which TREB Members sold 26,313 single family-dwellings. This almost matches the entire-year sales figure for 1990 (26,779 sales). Finally, sales for the first eight months of 2001 stand at 46,668, up 14% from the same period in 2000 and on course for our best year ever."

The President went on to note that prices remained stable in zwith the average falling 1% to \$247,472 from July's \$250,095, and the median fell slightly to \$219,000 from July's \$220,000.

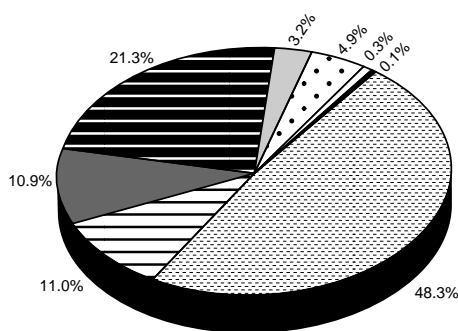
Compared with last year's August average of \$230,093, however, prices were up 7%.

Breaking down the total, 2,203 sales were reported in TREB's 28 West districts and averaged \$229,078; 931 sales were reported in the 14 Central districts and averaged \$323,225; 1,194 sales were reported in the 23 North districts and averaged \$278,073; and 1,517 sales were reported in TREB's 21 East districts and averaged \$203,609.

Neighbourhood Corner Leaside

The Leaside area (between Laird and Bayview, Eglinton and the CN rail line) saw five sales of detached homes in August for an average of \$432,900. These sales ranged from \$300,000 to about \$600,000 in price, and time-on-market averaged 20 days, less than half the city-wide average of 43 days.

Single-Family Residential Breakdown



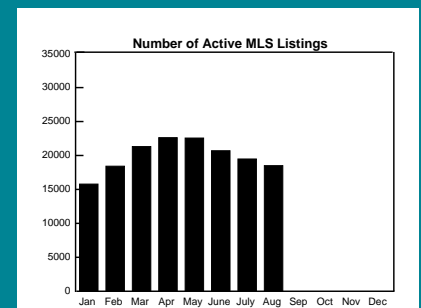
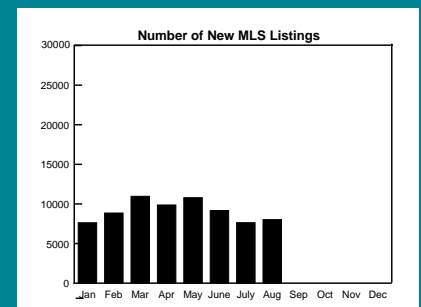
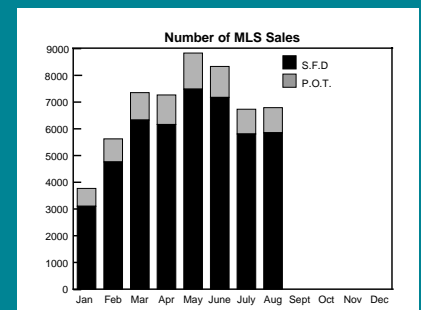
| Dwelling Type | Sales | Median |
|-----------------|-------|-----------|
| Single Detached | 2,824 | \$262,000 |
| Semi Detached | 641 | 215,000 |
| Condo T.H. | 639 | 173,000 |
| Condo Apt. | 1,246 | 165,000 |
| Link | 189 | 218,750 |
| Attached/Row | 285 | 195,500 |
| Co-op Apt. | 15 | 112,000 |
| Detached Condo | 6 | 180,500 |

Housing Market Indicators

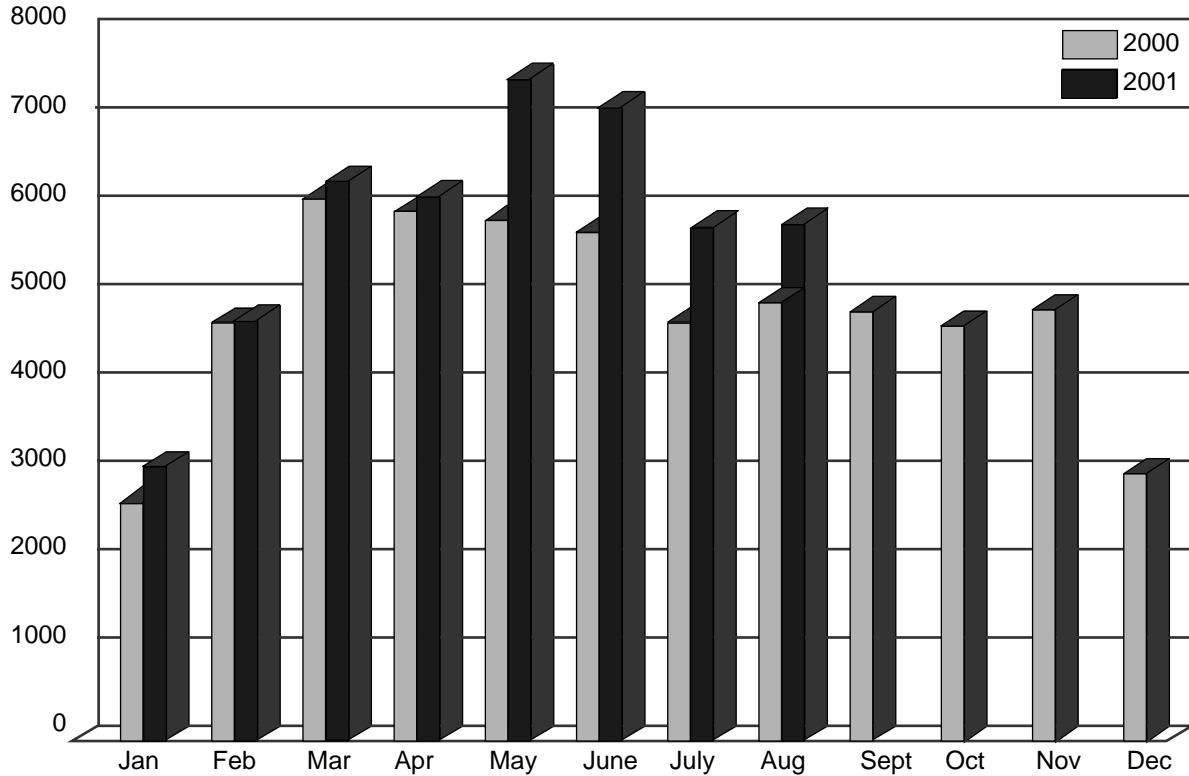
| | August 2000 | August 2001 | % Change |
|-------------------|-------------|-------------|----------|
| Sales* | 4,961 | 5,845 | (+18%) |
| Sales (P.O.T.) | 1,109 | 938 | (-15%) |
| New Listings* | 7,386 | 8,018 | (-8%) |
| Active Listings** | 19,343 | 18,502 | (-4%) |

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

| Price Range | Total S.F.D. | Condo Apt. | Condo T.H. |
|------------------------|--------------------|---------------------|--------------------|
| Up to \$90,000 | 73 (1.2) | 35 (2.8) | 13 (2.0) |
| 90,001 to 110,000 | 125 (2.1) | 65 (5.2) | 25 (3.9) |
| 110,001 to 120,000 | 114 (1.9) | 61 (4.9) | 20 (3.1) |
| 120,001 to 130,000 | 193 (3.3) | 112 (9.0) | 28 (4.4) |
| 130,001 to 140,000 | 232 (4.0) | 105 (8.4) | 49 (7.7) |
| 140,001 to 150,000 | 219 (3.8) | 97 (7.8) | 57 (8.9) |
| 150,001 to 160,000 | 261 (4.5) | 110 (8.8) | 53 (8.3) |
| 160,001 to 170,000 | 289 (5.0) | 92 (7.4) | 61 (9.6) |
| 170,001 to 180,000 | 305 (5.2) | 69 (5.6) | 61 (9.6) |
| 180,001 to 190,000 | 335 (5.7) | 74 (5.9) | 53 (8.3) |
| 190,001 to 200,000 | 267 (4.6) | 41 (3.3) | 47 (7.4) |
| 200,001 to 225,000 | 723 (12.4) | 117 (9.4) | 73 (11.4) |
| 225,001 to 250,000 | 703 (12.0) | 84 (6.7) | 41 (6.4) |
| 250,001 to 300,000 | 851 (14.6) | 92 (7.4) | 34 (5.3) |
| 300,001 to 400,000 | 716 (12.2) | 55 (4.4) | 19 (3.0) |
| 400,001 to 500,000 | 226 (3.9) | 15 (1.2) | 2 (0.3) |
| 500,001 to 750,000 | 141 (2.4) | 14 (1.1) | 2 (0.3) |
| 750,000 to 1,000,000 | 41 (0.7) | 3 (0.3) | 1 (0.1) |
| 1,000,001 to 1,500,000 | 11 (0.2) | 1 (0.1) | — (—) |
| Over 1,500,000 | 20 (0.3) | 4 (0.3) | — (—) |
| Total | 5,845 100.0 | 1,246* 100.0 | 639** 100.0 |

* 1,246 condominium apartments sold for \$240,316,060, averaging \$192,870

** 639 condominium townhouses sold for \$116,075,459 averaging \$181,651.

Single-Family Residential August 2001

| <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> |
|--------------|---------------|----------------|--------------|----------------------|------------------|-------------------|
| East | | | | | | |
| E-1 | 188 | 93 | 63 | 15,088,250 | 239,496 | 224,000 |
| E-2 | 145 | 81 | 61 | 16,262,244 | 266,594 | 239,900 |
| E-3 | 289 | 150 | 115 | 22,508,205 | 195,724 | 196,200 |
| E-4 | 178 | 82 | 82 | 15,062,400 | 183,688 | 182,500 |
| E-5 | 316 | 165 | 108 | 24,680,222 | 228,521 | 217,444 |
| E-6 | 113 | 54 | 42 | 10,488,850 | 249,735 | 214,250 |
| E-7 | 284 | 133 | 117 | 26,032,099 | 222,497 | 218,500 |
| E-8 | 208 | 101 | 69 | 14,026,312 | 203,280 | 171,000 |
| E-9 | 200 | 99 | 80 | 16,571,300 | 207,141 | 218,500 |
| E-10 | 142 | 79 | 52 | 12,395,700 | 238,379 | 230,000 |
| E-11 | 247 | 128 | 90 | 17,109,198 | 190,102 | 179,000 |
| E-12 | 84 | 47 | 23 | 4,467,400 | 194,235 | 190,000 |
| E-13 | 253 | 140 | 86 | 18,029,582 | 209,646 | 209,000 |
| E-14 | 320 | 181 | 101 | 21,463,038 | 212,505 | 189,888 |
| E-15 | 272 | 133 | 99 | 20,794,525 | 210,046 | 197,000 |
| E-16 | 460 | 213 | 177 | 25,669,488 | 145,025 | 138,000 |
| E-17 | 256 | 122 | 98 | 16,317,600 | 166,506 | 163,000 |
| E-18 | 29 | 18 | 2 | 686,000 | 343,000 | 343,000 |
| E-19 | 57 | 36 | 8 | 2,295,700 | 286,963 | 223,000 |
| E-20 | 54 | 30 | 12 | 2,345,800 | 195,483 | 199,950 |
| E-21 | 119 | 61 | 32 | 6,580,550 | 205,642 | 174,250 |
| Total | 4,214 | 2,146 | 1,517 | \$308,874,463 | \$203,609 | \$192,000 |
| West | | | | | | |
| W-1 | 112 | 69 | 32 | \$8,382,340 | 261,948 | 281,000 |
| W-2 | 135 | 75 | 41 | 9,788,100 | 238,734 | 221,000 |
| W-3 | 195 | 118 | 61 | 11,735,650 | 192,388 | 185,000 |
| W-4 | 232 | 129 | 70 | 13,291,650 | 189,881 | 180,750 |
| W-5 | 275 | 142 | 87 | 16,893,775 | 194,181 | 215,000 |
| W-6 | 227 | 121 | 71 | 21,668,880 | 305,195 | 222,000 |
| W-7 | 60 | 29 | 20 | 5,280,630 | 264,032 | 275,000 |
| W-8 | 283 | 173 | 103 | 37,598,600 | 365,035 | 300,000 |
| W-9 | 145 | 73 | 39 | 8,124,200 | 208,313 | 213,000 |
| W-10 | 374 | 211 | 106 | 19,115,649 | 180,336 | 154,750 |
| W-12 | 201 | 106 | 56 | 13,529,000 | 241,589 | 219,250 |
| W-13 | 250 | 128 | 81 | 21,608,100 | 266,767 | 216,000 |
| W-14 | 150 | 77 | 62 | 12,139,650 | 195,801 | 192,750 |
| W-15 | 250 | 105 | 123 | 21,396,288 | 173,954 | 159,900 |
| W-16 | 227 | 105 | 106 | 25,289,642 | 238,582 | 222,444 |
| W-17 | - | - | - | - | - | - |
| W-18 | 84 | 50 | 33 | 6,035,800 | 182,903 | 186,000 |
| W-19 | 616 | 325 | 195 | 48,120,400 | 246,771 | 235,000 |
| W-20 | 694 | 390 | 201 | 47,654,881 | 237,089 | 225,008 |
| W-21 | 175 | 101 | 54 | 14,991,431 | 277,619 | 257,225 |
| W-22 | 11 | 5 | 1 | 197,000 | 197,000 | 197,000 |
| W-23 | 662 | 329 | 273 | 56,213,182 | 205,909 | 193,000 |
| W-24 | 573 | 297 | 195 | 41,165,861 | 211,107 | 185,000 |
| W-25 | 32 | 11 | 3 | 514,500 | 171,500 | 184,500 |
| W-26 | 2 | - | - | - | - | - |
| W-27 | 179 | 86 | 73 | 16,679,250 | 228,483 | 220,000 |
| W-28 | 214 | 133 | 69 | 18,452,400 | 267,426 | 260,000 |
| W-29 | 132 | 63 | 48 | 8,792,000 | 183,167 | 168,000 |
| Total | 6,490 | 3,451 | 2,203 | \$504,658,859 | \$229,078 | \$208,500 |

See 3b...

Single-Family Residential continued August 2001

| <u>Area</u> | <u>Listed</u> | <u>Re-runs</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------------|---------------|----------------|--------------|------------------------|------------------|-------------------|
| Central | | | | | | |
| C-1 | 445 | 242 | 163 | 39,501,100 | 242,338 | 218,000 |
| C-2 | 165 | 104 | 57 | 20,109,780 | 352,803 | 282,500 |
| C-3 | 164 | 94 | 46 | 20,874,900 | 453,802 | 317,500 |
| C-4 | 269 | 147 | 66 | 29,549,210 | 447,715 | 347,500 |
| C-6 | 65 | 34 | 20 | 6,091,310 | 304,566 | 255,750 |
| C-7 | 222 | 134 | 72 | 19,760,200 | 274,447 | 262,000 |
| C-8 | 293 | 167 | 97 | 24,073,930 | 248,185 | 233,000 |
| C-9 | 76 | 50 | 25 | 15,935,602 | 637,424 | 395,000 |
| C-10 | 119 | 75 | 42 | 18,652,900 | 444,117 | 314,000 |
| C-11 | 52 | 21 | 29 | 5,791,900 | 199,721 | 131,500 |
| C-12 | 195 | 125 | 37 | 25,579,300 | 691,332 | 515,000 |
| C-13 | 127 | 69 | 45 | 12,256,880 | 272,375 | 245,000 |
| C-14 | 306 | 158 | 127 | 35,254,048 | 277,591 | 265,000 |
| C-15 | 299 | 166 | 105 | 27,491,751 | 261,826 | 247,000 |
| Total | 2,797 | 1,586 | 931 | \$300,922,811 | \$323,225 | \$258,000 |
| North | | | | | | |
| N-1 | 206 | 122 | 66 | 20,064,520 | 304,008 | 273,500 |
| N-2 | 339 | 196 | 81 | 26,730,390 | 330,005 | 297,000 |
| N-3 | 461 | 263 | 119 | 35,692,050 | 299,933 | 259,000 |
| N-4 | 211 | 125 | 71 | 24,663,779 | 347,377 | 300,000 |
| N-5 | 58 | 31 | 19 | 5,878,840 | 309,413 | 248,000 |
| N-6 | 214 | 119 | 52 | 15,196,650 | 292,243 | 235,000 |
| N-7 | 216 | 109 | 100 | 23,825,150 | 238,252 | 214,500 |
| N-8 | 401 | 236 | 98 | 30,911,200 | 315,420 | 294,000 |
| N-10 | 249 | 148 | 91 | 25,942,218 | 285,079 | 274,000 |
| N-11 | 441 | 266 | 151 | 49,247,310 | 326,141 | 320,000 |
| N-12 | 56 | 39 | 16 | 4,897,590 | 306,099 | 260,750 |
| N-13 | 40 | 25 | 11 | 4,028,500 | 366,227 | 338,000 |
| N-14 | 79 | 42 | 18 | 8,671,900 | 481,772 | 389,500 |
| N-15 | 78 | 50 | 23 | 5,896,300 | 256,361 | 246,000 |
| N-16 | 72 | 40 | 26 | 5,977,600 | 229,908 | 205,500 |
| N-17 | 245 | 114 | 83 | 13,413,114 | 161,604 | 148,000 |
| N-18 | 81 | 46 | 19 | 3,675,900 | 193,468 | 171,500 |
| N-19 | 126 | 65 | 61 | 11,489,050 | 188,345 | 175,000 |
| N-20 | 19 | 9 | 5 | 1,107,500 | 221,500 | 195,000 |
| N-21 | 32 | 18 | 8 | 1,615,900 | 201,988 | 210,750 |
| N-22 | 47 | 19 | 13 | 1,958,400 | 150,646 | 140,000 |
| N-23 | 132 | 61 | 41 | 8,155,000 | 198,902 | 164,900 |
| N-24 | 96 | 56 | 22 | 2,980,500 | 135,477 | 128,500 |
| Total | 3,899 | 2,199 | 1,194 | \$332,019,361 | \$278,073 | \$252,950 |
| Grand Total | 17,400 | 9,382 | 5,845 | \$1,446,475,494 | \$247,472 | \$219,000 |

Listed includes Reruns: East (2,068-49%) West (3,039-47%) Central (1,211-43%) North (1,700-44%)

* Sales to Listings Ratio (SFD only): 33.5%

| | AVERAGE DAYS ON MARKET | AVERAGE LIST TO SALE PRICE RATIO |
|--------------|-------------------------------|---|
| EAST | 38 | 98% |
| WEST | 44 | 97% |
| CENTRAL | 43 | 98% |
| NORTH | 50 | 97% |
| TOTAL | 43 | 98% |

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

Seven Month Single-Family January to August 2001

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------|---------------|---------------|------------------------|------------------|-------------------|
| East | | | | | |
| E-1 | 1,556 | 518 | \$122,717,080 | \$236,906 | \$219,000 |
| E-2 | 1,674 | 539 | 154,488,599 | 286,621 | 258,500 |
| E-3 | 2,442 | 901 | 189,059,178 | 209,833 | 203,000 |
| E-4 | 1,375 | 546 | 99,310,625 | 181,888 | 185,000 |
| E-5 | 2,370 | 918 | 200,865,364 | 218,808 | 204,000 |
| E-6 | 1,130 | 324 | 77,463,038 | 239,083 | 209,900 |
| E-7 | 2,052 | 837 | 182,352,444 | 217,864 | 215,000 |
| E-8 | 1,885 | 643 | 128,865,135 | 200,412 | 185,200 |
| E-9 | 1,759 | 669 | 125,245,051 | 187,212 | 191,925 |
| E-10 | 1,409 | 442 | 107,080,594 | 242,264 | 236,500 |
| E-11 | 2,044 | 715 | 127,781,199 | 178,715 | 175,000 |
| E-12 | 583 | 188 | 36,637,153 | 194,878 | 185,750 |
| E-13 | 2,696 | 827 | 181,313,393 | 219,242 | 212,000 |
| E-14 | 2,993 | 934 | 188,745,122 | 202,083 | 192,000 |
| E-15 | 2,756 | 872 | 182,437,622 | 209,217 | 201,000 |
| E-16 | 4,109 | 1,509 | 218,639,225 | 144,890 | 138,000 |
| E-17 | 2,292 | 767 | 126,489,071 | 164,914 | 158,500 |
| E-18 | 173 | 24 | 8,276,500 | 344,854 | 313,500 |
| E-19 | 391 | 98 | 22,723,224 | 231,870 | 220,000 |
| E-20 | 498 | 138 | 26,394,770 | 191,266 | 185,000 |
| E-21 | 855 | 243 | 49,672,534 | 204,414 | 184,000 |
| Total | 37,042 | 12,652 | \$2,556,556,921 | \$202,067 | N/A |
| West | | | | | |
| W-1 | 1,159 | 310 | \$90,998,639 | \$293,544 | \$268,750 |
| W-2 | 1,412 | 403 | 108,662,739 | 269,635 | 246,500 |
| W-3 | 1,848 | 454 | 85,145,638 | 187,545 | 182,000 |
| W-4 | 1,694 | 465 | 91,419,359 | 196,601 | 192,000 |
| W-5 | 2,361 | 656 | 118,290,037 | 180,320 | 178,000 |
| W-6 | 2,200 | 530 | 136,198,806 | 256,979 | 227,450 |
| W-7 | 895 | 253 | 78,724,903 | 311,166 | 293,500 |
| W-8 | 2,818 | 805 | 286,633,700 | 356,067 | 288,500 |
| W-9 | 1,234 | 373 | 83,449,191 | 223,724 | 212,850 |
| W-10 | 3,239 | 784 | 138,813,201 | 177,058 | 150,000 |
| W-12 | 1,909 | 538 | 131,567,193 | 244,549 | 221,750 |
| W-13 | 2,379 | 666 | 208,955,918 | 313,748 | 250,000 |
| W-14 | 1,360 | 453 | 91,419,425 | 201,809 | 198,500 |
| W-15 | 2,300 | 985 | 165,916,845 | 168,443 | 153,000 |
| W-16 | 2,304 | 772 | 185,630,804 | 240,454 | 225,000 |
| W-17 | 10 | - | - | - | - |
| W-18 | 1,009 | 256 | 46,189,500 | 180,428 | 185,000 |
| W-19 | 5,107 | 1,539 | 376,138,917 | 244,405 | 232,000 |
| W-20 | 6,025 | 1,645 | 395,964,261 | 240,708 | 225,000 |
| W-21 | 1,512 | 434 | 140,345,601 | 323,377 | 265,000 |
| W-22 | 66 | 11 | 3,106,900 | 282,445 | 199,000 |
| W-23 | 6,661 | 2,035 | 429,944,550 | 211,275 | 198,000 |
| W-24 | 4,928 | 1,595 | 320,500,132 | 200,941 | 193,700 |
| W-25 | 260 | 74 | 17,223,500 | 232,750 | 184,250 |
| W-26 | 19 | 5 | 2,138,000 | 427,600 | 400,000 |
| W-27 | 1,677 | 553 | 126,557,987 | 228,857 | 216,000 |
| W-28 | 1,873 | 472 | 135,667,157 | 287,430 | 262,000 |
| W-29 | 1,201 | 351 | 63,410,221 | 180,656 | 170,000 |
| Total | 59,460 | 17,417 | \$4,059,013,124 | \$233,049 | N/A |

Seven Month Single-Family continued January to August 2001

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------------|----------------|---------------|-------------------------|------------------|-------------------|
| Central | | | | | |
| C-1 | 3,621 | 1,160 | \$289,824,009 | \$249,848 | \$219,000 |
| C-2 | 1,825 | 483 | 190,325,428 | 394,049 | 302,000 |
| C-3 | 1,555 | 382 | 195,384,943 | 511,479 | 325,000 |
| C-4 | 2,815 | 718 | 335,211,156 | 466,868 | 415,000 |
| C-6 | 589 | 141 | 44,809,834 | 317,800 | 282,500 |
| C-7 | 1,864 | 532 | 143,373,436 | 269,499 | 256,000 |
| C-8 | 2,440 | 732 | 174,870,959 | 238,895 | 216,500 |
| C-9 | 985 | 239 | 165,410,117 | 692,093 | 552,500 |
| C-10 | 1,698 | 478 | 223,887,678 | 468,384 | 337,400 |
| C-11 | 726 | 302 | 81,309,540 | 269,237 | 215,000 |
| C-12 | 1,776 | 281 | 207,076,271 | 736,926 | 586,250 |
| C-13 | 1,030 | 400 | 107,778,560 | 269,446 | 252,000 |
| C-14 | 2,332 | 727 | 210,745,460 | 289,884 | 249,800 |
| C-15 | 2,392 | 830 | 225,566,542 | 271,767 | 250,000 |
| Total | 25,648 | 7,405 | \$2,595,573,933 | \$350,516 | N/A |
| North | | | | | |
| N-1 | 1,939 | 552 | \$161,303,233 | \$292,216 | \$269,650 |
| N-2 | 2,713 | 673 | 204,688,216 | 304,143 | 273,000 |
| N-3 | 3,458 | 896 | 270,055,499 | 301,401 | 258,900 |
| N-4 | 2,298 | 635 | 199,238,470 | 313,761 | 295,000 |
| N-5 | 623 | 127 | 39,821,267 | 313,553 | 275,000 |
| N-6 | 1,866 | 554 | 156,809,849 | 283,050 | 242,450 |
| N-7 | 2,259 | 779 | 186,273,250 | 239,118 | 224,950 |
| N-8 | 3,787 | 914 | 273,006,349 | 298,694 | 279,900 |
| N-10 | 1,962 | 597 | 168,329,251 | 281,959 | 269,000 |
| N-11 | 3,826 | 1,049 | 325,319,088 | 310,123 | 290,900 |
| N-12 | 504 | 125 | 38,704,190 | 309,634 | 271,500 |
| N-13 | 344 | 61 | 23,479,473 | 384,909 | 319,500 |
| N-14 | 804 | 141 | 60,321,233 | 427,810 | 350,000 |
| N-15 | 628 | 183 | 44,651,850 | 243,999 | 222,500 |
| N-16 | 637 | 178 | 44,915,863 | 252,336 | 232,000 |
| N-17 | 2,004 | 593 | 98,442,839 | 166,008 | 156,750 |
| N-18 | 684 | 215 | 41,275,000 | 191,977 | 182,000 |
| N-19 | 1,012 | 322 | 59,817,598 | 185,769 | 172,500 |
| N-20 | 162 | 42 | 11,818,400 | 281,390 | 274,500 |
| N-21 | 169 | 47 | 8,805,400 | 187,349 | 189,000 |
| N-22 | 362 | 135 | 20,209,150 | 149,697 | 137,000 |
| N-23 | 947 | 259 | 44,463,944 | 171,675 | 165,700 |
| N-24 | 589 | 117 | 18,126,200 | 154,925 | 137,000 |
| Total | 33,577 | 9,194 | \$2,499,875,612 | \$271,903 | N/A |
| Grand Total | 155,727 | 46,668 | \$11,711,019,590 | \$250,943 | N/A |

Includes Re-runs:

| | | | |
|---------|--------|-------|--------|
| East | 17,571 | West | 34,075 |
| Central | 13,845 | North | 17,729 |

Single-Family North Breakdown August 2001

| | Detached Houses | | | Semi-Detached Houses | | |
|------|-----------------|------------------|-------------------|----------------------|------------------|-------------------|
| | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> |
| N-1 | 28 | 407,411 | 367,010 | 2 | 330,500 | 330,500 |
| N-2 | 50 | 389,863 | 335,500 | 1 | 254,900 | 254,900 |
| N-3 | 51 | 413,213 | 410,000 | 1 | 269,000 | 269,000 |
| N-4 | 48 | 397,289 | 350,125 | 4 | 230,750 | 214,500 |
| N-5 | 14 | 338,239 | 271,950 | 4 | 235,123 | 231,245 |
| N-6 | 29 | 356,514 | 285,000 | 7 | 205,071 | 200,000 |
| N-7 | 65 | 268,769 | 251,000 | 16 | 190,259 | 184,250 |
| N-8 | 67 | 355,475 | 328,500 | 17 | 238,824 | 242,000 |
| N-10 | 37 | 332,737 | 316,500 | 2 | 204,700 | 204,700 |
| N-11 | 98 | 367,546 | 343,750 | 7 | 230,926 | 227,000 |
| N-12 | 16 | 306,099 | 260,750 | - | - | - |
| N-13 | 11 | 366,227 | 338,000 | - | - | - |
| N-14 | 18 | 481,772 | 389,500 | - | - | - |
| N-15 | 22 | 260,105 | 249,500 | - | - | - |
| N-16 | 23 | 235,004 | 206,000 | - | - | - |
| N-17 | 78 | 162,418 | 151,500 | - | - | - |
| N-18 | 10 | 222,500 | 203,000 | 1 | 160,000 | 160,000 |
| N-19 | 39 | 205,404 | 203,000 | 4 | 142,500 | 143,000 |
| N-20 | 5 | 221,500 | 195,000 | - | - | - |
| N-21 | 8 | 201,988 | 210,750 | - | - | - |
| N-22 | 11 | 156,900 | 143,000 | 1 | 112,000 | 112,000 |
| N-23 | 40 | 201,250 | 165,950 | - | - | - |
| N-24 | 19 | 135,263 | 130,000 | - | - | - |

| | Townhouse Condominiums | | | Condominium Apartments | | | Link Houses | | |
|------|------------------------|------------------|-------------------|------------------------|------------------|-------------------|--------------|------------------|-------------------|
| | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> |
| N-1 | 13 | 220,038 | 196,000 | 18 | 209,139 | 209,000 | 5 | 274,200 | 272,000 |
| N-2 | 7 | 256,307 | 224,000 | 15 | 216,313 | 207,000 | 4 | 234,500 | 237,750 |
| N-3 | 11 | 211,745 | 204,700 | 33 | 185,997 | 180,000 | 2 | 254,500 | 254,500 |
| N-4 | 4 | 265,750 | 261,000 | 1 | 148,000 | 148,000 | - | - | - |
| N-5 | - | - | - | - | - | - | - | - | - |
| N-6 | 6 | 230,833 | 200,500 | - | - | - | 2 | 223,500 | 223,500 |
| N-7 | 9 | 161,111 | 164,500 | 2 | 161,500 | 161,500 | 2 | 165,000 | 165,000 |
| N-8 | 1 | 180,000 | 180,000 | 2 | 229,500 | 229,500 | - | - | - |
| N-10 | 3 | 212,333 | 212,000 | - | - | - | 49 | 256,828 | 257,000 |
| N-11 | 16 | 230,363 | 207,750 | 9 | 246,000 | 262,000 | 15 | 281,820 | 276,500 |
| N-12 | - | - | - | - | - | - | - | - | - |
| N-13 | - | - | - | - | - | - | - | - | - |
| N-14 | - | - | - | - | - | - | - | - | - |
| N-15 | - | - | - | - | - | - | - | - | - |
| N-16 | - | - | - | - | - | - | 2 | 198,750 | 198,750 |
| N-17 | - | - | - | - | - | - | 2 | 159,750 | 159,750 |
| N-18 | 2 | 137,500 | 137,500 | - | - | - | 6 | 169,317 | 164,750 |
| N-19 | 4 | 132,725 | 127,000 | - | - | - | 8 | 161,425 | 162,450 |
| N-20 | - | - | - | - | - | - | - | - | - |
| N-21 | - | - | - | - | - | - | - | - | - |
| N-22 | - | - | - | - | - | - | - | - | - |
| N-23 | - | - | - | - | - | - | - | - | - |
| N-24 | 1 | 160,000 | 160,000 | - | - | - | - | - | - |

| | Attached/Row | | | Co-op Apartments | | | Detached Condominiums | | |
|------|--------------|------------------|-------------------|------------------|------------------|-------------------|-----------------------|------------------|-------------------|
| | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> | <u>Sales</u> | <u>Av. Price</u> | <u>Med. Price</u> |
| N-1 | - | - | - | - | - | - | - | - | - |
| N-2 | 4 | 251,375 | 250,750 | - | - | - | - | - | - |
| N-3 | 21 | 255,862 | 250,000 | - | - | - | - | - | - |
| N-4 | 14 | 247,136 | 249,500 | - | - | - | - | - | - |
| N-5 | 1 | 203,000 | 203,000 | - | - | - | - | - | - |
| N-6 | 8 | 198,781 | 193,000 | - | - | - | - | - | - |
| N-7 | 6 | 201,333 | 198,000 | - | - | - | - | - | - |
| N-8 | 11 | 217,764 | 215,000 | - | - | - | - | - | - |
| N-10 | - | - | - | - | - | - | - | - | - |
| N-11 | 6 | 247,375 | 249,950 | - | - | - | - | - | - |
| N-12 | - | - | - | - | - | - | - | - | - |
| N-13 | - | - | - | - | - | - | - | - | - |
| N-14 | - | - | - | - | - | - | - | - | - |
| N-15 | 1 | 174,000 | 174,000 | - | - | - | - | - | - |
| N-16 | 1 | 175,000 | 175,000 | - | - | - | - | - | - |
| N-17 | 3 | 141,667 | 140,000 | - | - | - | - | - | - |
| N-18 | - | - | - | - | - | - | - | - | - |
| N-19 | 3 | 137,333 | 136,000 | - | - | - | 3 | 224,667 | 234,000 |
| N-20 | - | - | - | - | - | - | - | - | - |
| N-21 | - | - | - | - | - | - | - | - | - |
| N-22 | 1 | 120,500 | 120,500 | - | - | - | - | - | - |
| N-23 | 1 | 105,000 | 105,000 | - | - | - | - | - | - |
| N-24 | 2 | 125,250 | 125,250 | - | - | - | - | - | - |

Single-Family West Breakdown August 2001

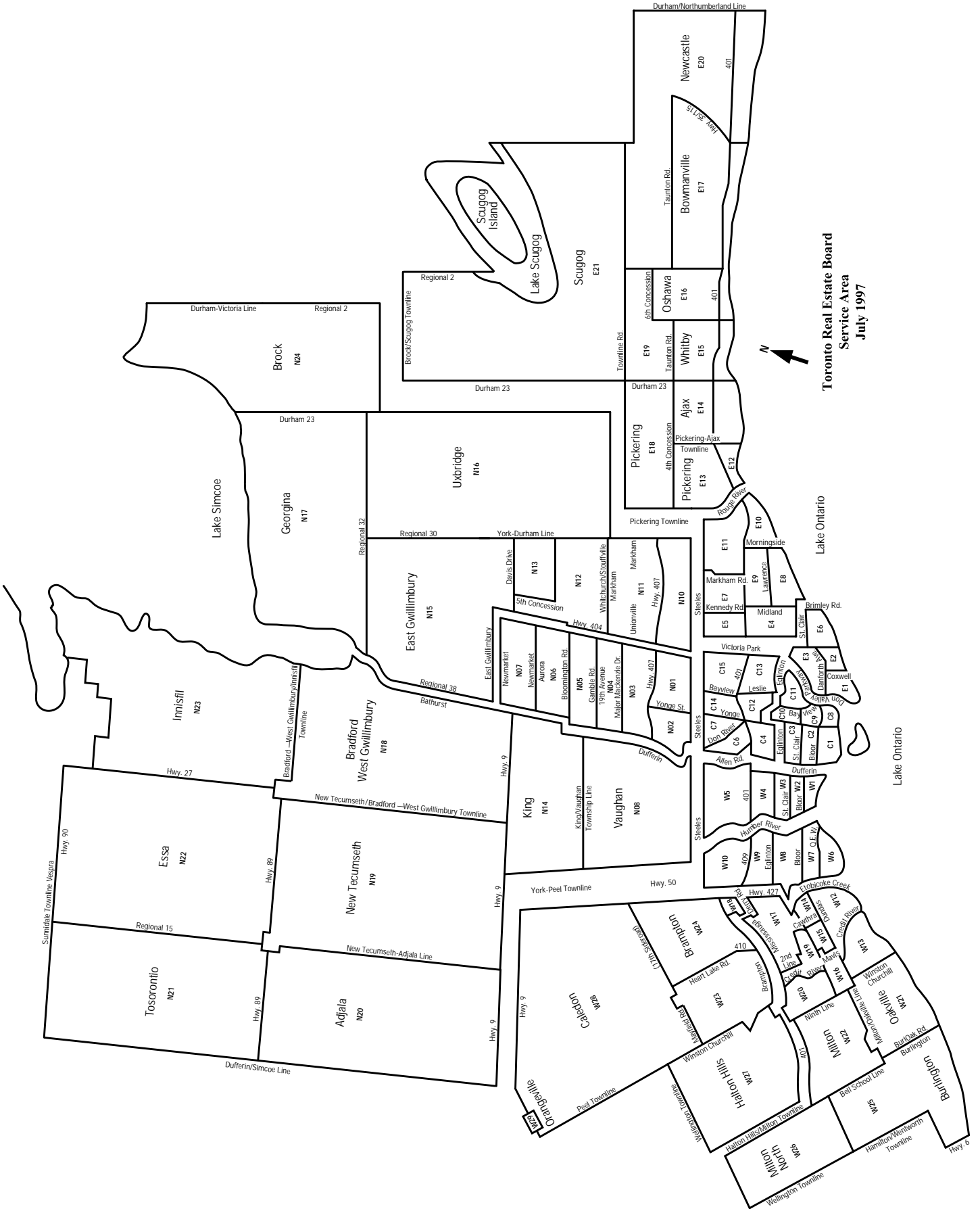
| | Detached Houses | | | Semi-Detached Houses | | |
|------|-----------------|-----------|------------|----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 8 | 352,625 | 351,000 | 7 | 287,671 | 310,000 |
| W-2 | 15 | 285,500 | 250,000 | 19 | 222,321 | 226,000 |
| W-3 | 36 | 197,465 | 187,500 | 17 | 201,876 | 195,000 |
| W-4 | 34 | 248,746 | 227,450 | 3 | 214,333 | 222,000 |
| W-5 | 28 | 251,193 | 250,000 | 26 | 227,838 | 227,500 |
| W-6 | 36 | 235,586 | 218,000 | 1 | 158,500 | 158,500 |
| W-7 | 14 | 304,688 | 318,125 | 1 | 196,000 | 196,000 |
| W-8 | 64 | 458,282 | 387,500 | 2 | 254,250 | 254,250 |
| W-9 | 19 | 275,500 | 285,000 | 1 | 283,500 | 283,500 |
| W-10 | 47 | 243,441 | 245,000 | 2 | 221,500 | 221,500 |
| W-12 | 28 | 300,482 | 282,250 | 3 | 207,933 | 199,000 |
| W-13 | 34 | 409,791 | 376,500 | 10 | 187,500 | 191,500 |
| W-14 | 16 | 310,925 | 313,500 | 4 | 243,250 | 238,000 |
| W-15 | 10 | 298,500 | 279,250 | 9 | 225,067 | 220,000 |
| W-16 | 47 | 295,193 | 278,000 | 9 | 219,722 | 220,000 |
| W-17 | - | - | - | - | - | - |
| W-18 | 12 | 220,750 | 220,000 | 10 | 189,280 | 187,200 |
| W-19 | 84 | 308,762 | 300,000 | 28 | 226,975 | 227,000 |
| W-20 | 101 | 282,199 | 281,000 | 31 | 217,416 | 219,000 |
| W-21 | 36 | 316,143 | 309,450 | - | - | - |
| W-22 | 1 | 197,000 | 197,000 | - | - | - |
| W-23 | 140 | 233,166 | 220,000 | 55 | 189,751 | 185,000 |
| W-24 | 88 | 273,586 | 239,000 | 31 | 197,199 | 195,000 |
| W-25 | 2 | 223,250 | 223,250 | - | - | - |
| W-26 | - | - | - | - | - | - |
| W-27 | 50 | 263,212 | 252,000 | 5 | 175,200 | 185,500 |
| W-28 | 55 | 289,553 | 278,000 | 7 | 188,857 | 180,500 |
| W-29 | 29 | 213,852 | 203,000 | 10 | 144,140 | 143,000 |

| | Townhouse Condominiums | | | Condominium Apartments | | | Link Houses | | |
|------|------------------------|-----------|------------|------------------------|-----------|------------|-------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | - | - | - | 11 | 220,636 | 204,000 | - | - | - |
| W-2 | 1 | 156,000 | 156,000 | 1 | 210,000 | 210,000 | - | - | - |
| W-3 | - | - | - | 8 | 149,375 | 143,000 | - | - | - |
| W-4 | 5 | 183,700 | 181,500 | 28 | 116,886 | 122,000 | - | - | - |
| W-5 | 10 | 140,800 | 137,000 | 20 | 109,929 | 120,000 | 1 | 230,000 | 230,000 |
| W-6 | 2 | 426,200 | 426,200 | 25 | 431,415 | 229,000 | - | - | - |
| W-7 | - | - | - | 5 | 163,800 | 174,000 | - | - | - |
| W-8 | 7 | 190,214 | 160,000 | 30 | 214,285 | 179,750 | - | - | - |
| W-9 | 1 | 215,000 | 215,000 | 18 | 132,844 | 116,500 | - | - | - |
| W-10 | 5 | 151,180 | 127,000 | 50 | 121,140 | 123,500 | - | - | - |
| W-12 | 10 | 186,250 | 173,500 | 15 | 175,280 | 142,000 | - | - | - |
| W-13 | 26 | 169,412 | 150,000 | 11 | 126,864 | 110,500 | - | - | - |
| W-14 | 20 | 148,168 | 130,500 | 19 | 133,921 | 127,000 | 3 | 228,000 | 227,000 |
| W-15 | 16 | 180,206 | 176,250 | 88 | 153,436 | 150,500 | - | - | - |
| W-16 | 34 | 180,401 | 172,500 | 6 | 167,667 | 161,500 | 7 | 241,271 | 241,500 |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | 9 | 140,333 | 136,000 | 2 | 115,500 | 115,500 | - | - | - |
| W-19 | 32 | 194,816 | 195,000 | 34 | 170,829 | 157,950 | 2 | 236,000 | 236,000 |
| W-20 | 58 | 179,730 | 180,000 | 3 | 135,500 | 130,000 | 1 | 205,000 | 205,000 |
| W-21 | 6 | 159,650 | 161,750 | 2 | 124,250 | 124,250 | 3 | 208,000 | 217,000 |
| W-22 | - | - | - | - | - | - | - | - | - |
| W-23 | 32 | 165,319 | 171,500 | 8 | 147,813 | 145,750 | 3 | 193,633 | 189,900 |
| W-24 | 31 | 144,771 | 142,500 | 33 | 132,267 | 131,000 | 1 | 227,500 | 227,500 |
| W-25 | - | - | - | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | 12 | 133,875 | 139,250 | 3 | 134,383 | 140,000 | 1 | 201,000 | 201,000 |
| W-28 | 2 | 203,500 | 203,500 | - | - | - | 1 | 179,500 | 179,500 |
| W-29 | 4 | 113,000 | 112,500 | 1 | 115,000 | 115,000 | - | - | - |

| | Attached/Row | | | Co-op Apartments | | | Detached Condominiums | | |
|------|--------------|-----------|------------|------------------|-----------|------------|-----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 6 | 186,773 | 155,000 | - | - | - | - | - | - |
| W-2 | 5 | 183,100 | 186,000 | - | - | - | - | - | - |
| W-3 | - | - | - | - | - | - | - | - | - |
| W-4 | - | - | - | - | - | - | - | - | - |
| W-5 | - | - | - | 2 | 50,000 | 50,000 | - | - | - |
| W-6 | 4 | 274,500 | 267,500 | 3 | 97,833 | 90,000 | - | - | - |
| W-7 | - | - | - | - | - | - | - | - | - |
| W-8 | - | - | - | - | - | - | - | - | - |
| W-9 | - | - | - | - | - | - | - | - | - |
| W-10 | 2 | 209,000 | 209,000 | - | - | - | - | - | - |
| W-12 | - | - | - | - | - | - | - | - | - |
| W-13 | - | - | - | - | - | - | - | - | - |
| W-14 | - | - | - | - | - | - | - | - | - |
| W-15 | - | - | - | - | - | - | - | - | - |
| W-16 | 3 | 203,167 | 205,000 | - | - | - | - | - | - |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | - | - | - | - | - | - | - | - | - |
| W-19 | 15 | 220,987 | 224,900 | - | - | - | - | - | - |
| W-20 | 7 | 196,714 | 196,000 | - | - | - | - | - | - |
| W-21 | 7 | 254,271 | 194,000 | - | - | - | - | - | - |
| W-22 | - | - | - | - | - | - | - | - | - |
| W-23 | 35 | 173,717 | 174,000 | - | - | - | - | - | - |
| W-24 | 11 | 172,445 | 176,000 | - | - | - | - | - | - |
| W-25 | - | - | - | - | - | - | - | - | - |
| W-26 | - | - | - | 1 | 68,000 | 68,000 | - | - | - |
| W-27 | 2 | 216,000 | 216,000 | - | - | - | - | - | - |
| W-28 | 3 | 188,667 | 185,000 | 1 | 52,500 | 52,500 | - | - | - |
| W-29 | 4 | 145,475 | 145,500 | - | - | - | - | - | - |

| 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 | 36,200 | 31,905 | 3,845,980,469 | 106,225 | 102,318 |
| 1985 | 51,514 | 45,509 | 5,957,686,711 | 115,652 | 109,094 |
| 1986 | 54,815 | 52,919 | 8,195,016,831 | 149,503 | 138,925 |
| 1987 | 51,149 | 43,475 | 10,287,088,795 | 201,120 | 189,105 |
| 1988 | 61,441 | 49,381 | 15,234,986,682 | 249,632 | 229,635 |
| 1989 | 47,447 | 38,960 | 13,863,276,860 | 292,185 | 273,698 |
| 1990 | 31,652 | 26,779 | 8,264,140,752 | 261,094 | 255,020 |
| 1991 | 44,510 | 38,144 | 10,606,078,479 | 238,285 | 234,313 |
| 1992 | 49,113 | 41,703 | 10,705,964,103 | 217,986 | 214,971 |
| 1993 | 46,561 | 38,990 | 9,885,955,838 | 212,323 | 206,490 |
| 1994 | 52,796 | 44,237 | 11,516,814,224 | 218,138 | 208,921 |
| 1995 | 47,100 | 39,273 | 9,902,240,806 | 210,238 | 203,028 |
| 1996 | 65,760 | 55,779 | 13,497,191,369 | 205,249 | 198,150 |
| 1997 | 69,530 | 58,014 | 15,334,247,984 | 220,541 | 211,307 |
| 1998 | 66,876 | 55,344 | 15,050,497,785 | 225,051 | 216,815 |
| 1999 | 71,738 | 58,957 | 16,914,637,727 | 235,783 | 228,372 |
| 2000 | | | | | |
| January | 3,282 | 2,694 | 786,812,743 | 239,736 | 229,758 |
| February | 5,668 | 4,731 | 1,430,128,309 | 252,316 | 245,134 |
| March | 7,455 | 6,133 | 1,873,828,920 | 251,352 | 245,553 |
| April | 7,163 | 5,996 | 1,799,071,711 | 251,162 | 247,303 |
| May | 7,118 | 5,892 | 1,788,083,289 | 251,206 | 247,014 |
| June | 6,965 | 5,754 | 1,783,989,982 | 256,136 | 247,929 |
| July | 5,771 | 4,729 | 1,418,282,236 | 245,760 | 236,526 |
| August | 6,070 | 4,961 | 1,475,392,999 | 243,063 | 230,093 |
| September | 5,833 | 4,857 | 1,492,725,419 | 255,910 | 248,604 |
| October | 5,698 | 4,696 | 1,453,498,740 | 255,089 | 245,321 |
| November | 5,885 | 4,880 | 1,496,826,649 | 254,346 | 246,154 |
| December | 3,717 | 3,026 | 975,399,972 | 262,416 | 238,956 |
| Total | 70,625 | 58,343 | 17,774,041,917 | 251,667 | 243,255 |
| 2001 | | | | | |
| January | 3,760 | 3,103 | 913,966,272 | 243,076 | 235,535 |
| February | 5,624 | 4,761 | 1,447,699,784 | 257,414 | 252,072 |
| March | 7,379 | 6,328 | 1,883,344,713 | 254,953 | 248,601 |
| April | 7,267 | 6,163 | 1,844,263,622 | 253,786 | 249,692 |
| May | 8,775 | 7,485 | 2,277,149,752 | 259,504 | 255,460 |
| June | 8,334 | 7,176 | 2,235,421,622 | 268,229 | 258,797 |
| July | 6,733 | 5,807 | 1,730,865,830 | 257,072 | 250,095 |
| August | 6,792 | 5,845 | 1,734,968,171 | 255,442 | 247,472 |
| Total | 54,664 | 46,668 | 14,067,679,766 | 257,348 | 250,943 |

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



"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."