

Market Watch

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

December 2001

Real Estate Sales Bring Toronto a Happy Holiday

TORONTO — Friday, January 4, 2002.

In December, the Toronto resale market topped off a record breaking year with a record breaking performance as 4,762 homes were traded through TREB's MLS system, more than ever before seen during the usually slow holiday season.

"That's up 57% from last December's 3,026 sales, and up 15% from the 4,127 transactions recorded in December of 1996, which was the previous record," TREB President David Pearce announced today.

"Looking at 2001 as a whole, the good news just keeps coming," Mr Pearce continued. "Total sales reached 67,612, the best yearly result ever, and Toronto-wide average prices broke \$250,000 for the first time in over ten years. We fully expect the momentum to spill over into the new year."

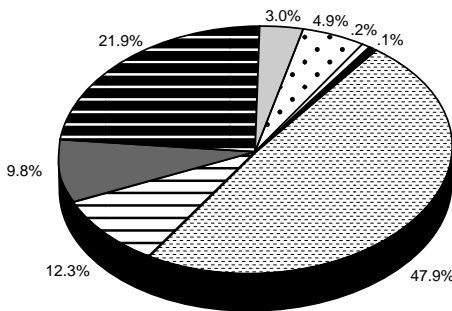
Breaking down the total, 1,806 sales were reported in TREB's 28 West districts and averaged \$232,845; 791 sales were

reported in the 14 Central districts and averaged \$345,681; 967 sales were reported in the 23 North districts and averaged \$280,796; and 1,198 sales were reported in TREB's 21 East districts and averaged \$210,026.

Neighbourhood Corner Mississauga

The Mississauga (W-12 to W-20) resale market had another good year in 2001, with average prices climbing to \$233,151, a 4% increase from the \$224,897 recorded in 2000. In addition, there were 3,822 sales of single-detached homes in the area during the same time-frame, a 13% increase from the 3,390 recorded in 2000. The average price of these was \$315,671, a 2% increase over the 2000 figure of \$308,857.

Single-Family Residential Breakdown



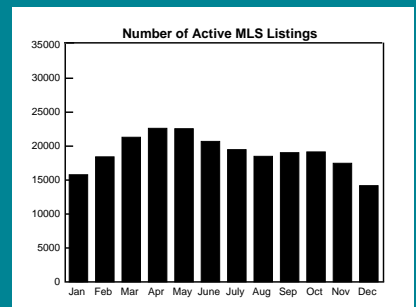
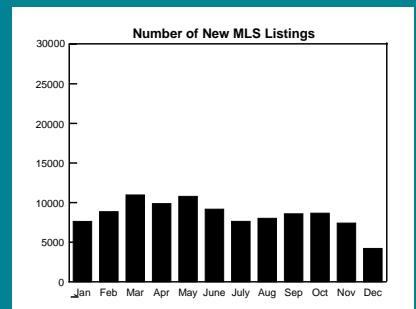
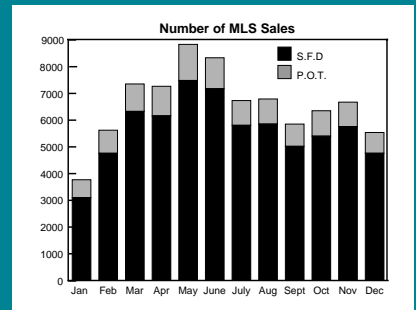
Dwelling Type	Sales	Median
Single Detached	2,282	\$270,000
Semi Detached	584	220,250
Condo T.H.	466	179,000
Condo Apt.	1,044	168,000
Link	142	214,500
Attached/Row	233	212,000
Co-op Apt.	8	185,500
Detached Condo	3	226,000

Housing Market Indicators

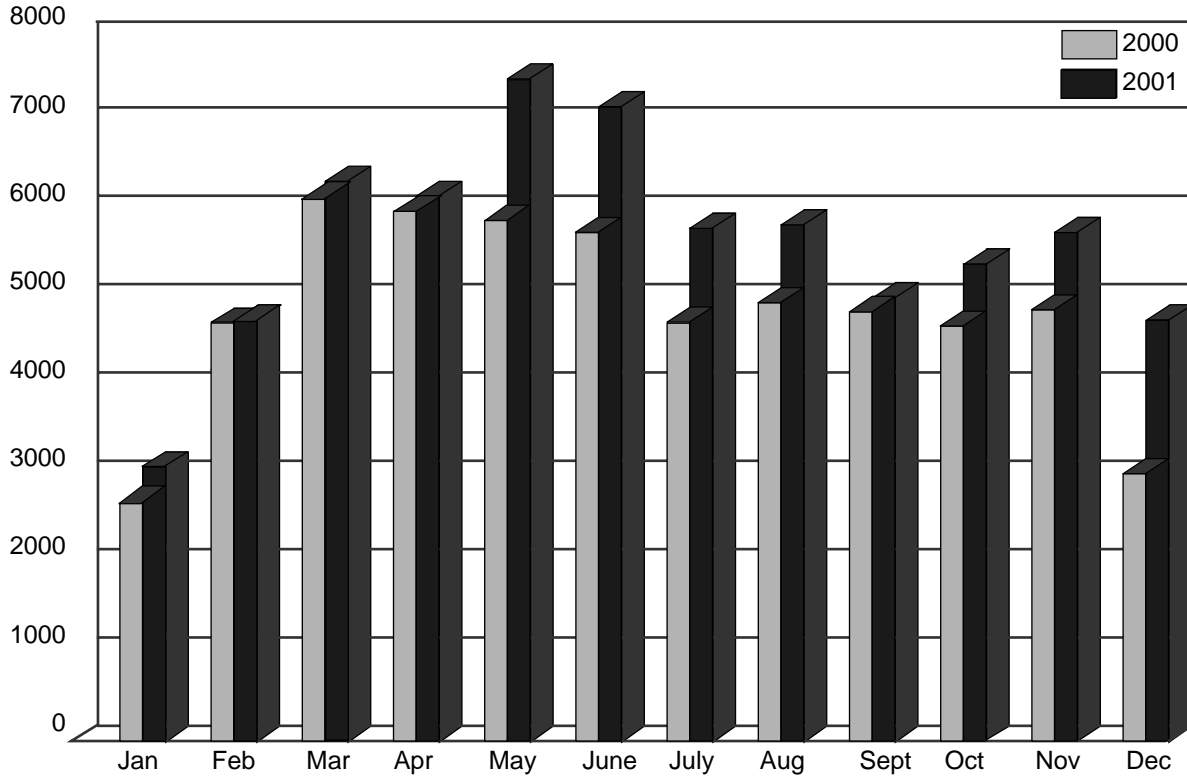
	December 2000	December 2001	% Change
Sales*	3,026	4,762	(+57%)
Sales (P.O.T.)	691	776	(+12%)
New Listings*	3,209	4,214	(+31%)
Active Listings**	14,342	14,179	(-1%)

* 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	38 (0.9)	20 (1.9)	6 (1.3)
90,001 to 110,000	72 (1.5)	36 (3.5)	12 (2.6)
110,001 to 120,000	102 (2.1)	60 (5.8)	20 (4.3)
120,001 to 130,000	133 (2.8)	70 (6.7)	15 (3.2)
130,001 to 140,000	159 (3.3)	91 (8.7)	31 (6.6)
140,001 to 150,000	193 (4.1)	95 (9.1)	32 (6.9)
150,001 to 160,000	206 (4.3)	88 (8.4)	41 (8.8)
160,001 to 170,000	224 (4.7)	85 (8.1)	46 (9.9)
170,001 to 180,000	216 (4.5)	59 (5.7)	43 (9.2)
180,001 to 190,000	258 (5.4)	77 (7.4)	39 (8.4)
190,001 to 200,000	219 (4.6)	45 (4.3)	40 (8.6)
200,001 to 225,000	619 (13.0)	116 (11.1)	74 (15.9)
225,001 to 250,000	579 (12.2)	61 (5.8)	26 (5.6)
250,001 to 300,000	722 (15.2)	65 (6.2)	31 (6.6)
300,001 to 400,000	611 (12.8)	45 (4.3)	10 (2.1)
400,001 to 500,000	182 (3.8)	15 (1.4)	— (—)
500,001 to 750,000	167 (3.5)	11 (1.1)	— (—)
750,000 to 1,000,000	32 (0.7)	1 (0.1)	— (—)
1,000,001 to 1,500,000	19 (0.4)	1 (0.1)	— (—)
Over 1,500,000	11 (0.2)	3 (0.3)	— (—)
Total	4,762 100.0	1,044* 100.0	466** 100.0

* 1,044 condominium apartments sold for \$203,133,401, averaging \$194,572

** 466 condominium townhouses sold for \$85,216,375 averaging \$182,867.

Single-Family Residential December 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	90	49	46	10,949,183	238,026	236,000
E-2	102	62	48	16,292,300	339,423	268,600
E-3	197	103	108	25,012,277	231,595	230,500
E-4	97	48	43	8,039,650	186,969	188,000
E-5	130	75	84	18,012,798	214,438	201,000
E-6	65	35	43	10,170,800	236,530	225,000
E-7	138	68	83	18,668,218	224,918	210,000
E-8	111	51	60	12,648,950	210,816	190,750
E-9	103	59	73	13,594,700	186,229	178,700
E-10	83	42	37	9,112,615	246,287	235,600
E-11	133	72	67	12,460,778	185,982	179,900
E-12	29	12	12	2,392,400	199,367	191,500
E-13	116	69	63	14,725,186	233,733	228,500
E-14	152	102	64	13,144,500	205,383	199,000
E-15	162	85	85	18,289,255	215,168	206,000
E-16	262	144	152	23,102,750	151,992	145,000
E-17	151	97	76	13,682,500	180,033	175,000
E-18	12	8	3	1,237,000	412,333	410,000
E-19	29	20	9	1,966,000	218,444	225,500
E-20	29	10	17	2,863,400	168,435	178,000
E-21	53	18	25	5,246,380	209,855	198,000
Total	2,244	1,229	1,198	\$251,611,640	\$210,026	\$195,875
West						
W-1	65	35	44	12,657,000	287,659	265,500
W-2	71	39	53	15,345,550	289,539	269,990
W-3	120	63	53	10,656,300	201,062	193,000
W-4	141	70	53	9,870,340	186,233	178,000
W-5	158	80	58	11,035,650	190,270	216,000
W-6	140	76	62	14,564,140	234,905	215,000
W-7	41	29	31	8,697,113	280,552	262,000
W-8	177	102	82	32,026,100	390,562	322,250
W-9	87	46	22	3,822,900	173,768	162,500
W-10	198	101	95	16,188,583	170,406	144,000
W-12	119	66	44	10,713,290	243,484	217,250
W-13	111	67	57	16,360,500	287,026	215,000
W-14	76	33	52	11,469,400	220,565	210,500
W-15	166	71	104	18,706,051	179,866	159,000
W-16	135	78	50	10,651,460	213,029	213,750
W-17	-	-	2	446,980	223,490	223,490
W-18	52	27	26	4,722,299	181,627	184,000
W-19	355	197	181	46,390,918	256,303	239,990
W-20	381	229	166	39,638,050	238,783	221,500
W-21	109	67	43	13,631,400	317,009	280,000
W-22	7	3	4	815,500	203,875	212,500
W-23	371	177	219	47,568,620	217,208	208,500
W-24	263	116	160	31,636,934	197,731	194,250
W-25	12	4	11	2,151,500	195,591	175,000
W-26	4	4	-	-	-	-
W-27	101	52	44	9,658,200	219,505	205,250
W-28	115	70	49	14,036,350	286,456	272,500
W-29	69	39	41	7,057,100	172,124	170,000
Total	3,644	1,941	1,806	\$420,518,228	\$232,845	\$215,000

See 3b...

**Single-Family Residential continued
December 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	234	138	139	37,567,868	270,272	222,000
C-2	128	87	59	26,488,300	448,954	347,000
C-3	116	89	28	13,364,200	477,293	361,750
C-4	171	117	74	34,086,943	460,634	422,500
C-6	26	16	12	4,200,000	350,000	344,000
C-7	102	50	59	16,563,600	280,739	260,000
C-8	158	87	94	21,655,305	230,376	207,250
C-9	60	42	23	16,726,455	727,237	465,000
C-10	118	75	57	20,314,602	356,397	341,000
C-11	46	32	26	5,737,550	220,675	136,500
C-12	116	75	34	25,076,500	737,544	612,500
C-13	86	52	36	10,382,900	288,414	255,250
C-14	175	98	61	17,041,575	279,370	249,000
C-15	134	67	89	24,228,088	272,226	266,000
Total	1,670	1,025	791	\$273,433,886	\$345,681	\$270,000
North						
N-1	105	67	54	17,147,950	317,555	246,500
N-2	190	109	66	19,895,303	301,444	287,500
N-3	247	151	109	34,445,452	316,013	261,600
N-4	111	65	75	24,649,086	328,654	327,000
N-5	54	39	12	3,273,900	272,825	272,500
N-6	93	50	59	15,140,800	256,624	225,000
N-7	80	43	52	12,196,000	234,538	208,500
N-8	301	184	152	45,040,420	296,319	273,000
N-10	137	86	60	18,557,040	309,284	287,000
N-11	237	142	88	27,769,988	315,568	296,750
N-12	31	16	8	2,946,000	368,250	267,750
N-13	21	15	7	3,042,000	434,571	360,000
N-14	41	26	14	5,740,400	410,029	387,500
N-15	34	19	21	5,763,300	274,443	274,000
N-16	36	18	14	3,839,300	274,236	239,500
N-17	137	82	59	9,055,650	153,486	150,000
N-18	45	25	22	4,563,000	207,409	182,500
N-19	68	35	28	5,490,100	196,075	182,500
N-20	4	3	6	1,914,000	319,000	314,750
N-21	16	9	6	1,480,700	246,783	229,950
N-22	22	11	12	2,260,500	188,375	159,500
N-23	45	22	26	4,574,600	175,946	171,200
N-24	34	21	17	2,744,225	161,425	145,000
Total	2,089	1,238	967	\$271,529,714	\$280,796	\$258,800
Grand Total	9,647	5,433	4,762	\$1,217,093,468	\$255,584	\$223,945

Listed includes Reruns: East (1,229-55%) West (1,941-59%) Central (1,025-61%) North (1,238-59%)
 * Sales to Listings Ratio (SFD only): 49.4%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	43	97%
WEST	48	97%
CENTRAL	46	97%
NORTH	53	97%
TOTAL	48	97%

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

Twelve Month Single-Family January to December 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	2,238	756	\$180,559,211	\$238,835	\$225,000
E-2	2,387	774	232,474,194	300,354	265,000
E-3	3,476	1,309	279,692,020	213,668	207,000
E-4	1,981	799	149,257,708	186,806	194,500
E-5	3,359	1,296	284,276,865	219,349	206,500
E-6	1,651	502	118,955,544	236,963	211,300
E-7	2,958	1,197	260,274,579	217,439	212,000
E-8	2,692	951	196,537,972	206,665	188,000
E-9	2,486	943	177,492,236	188,221	190,000
E-10	2,022	603	146,863,560	243,555	237,250
E-11	2,810	1,012	181,203,377	179,055	175,000
E-12	845	260	51,232,653	197,049	185,750
E-13	3,742	1,165	255,464,207	219,283	212,000
E-14	4,101	1,321	268,996,238	203,631	193,500
E-15	3,906	1,278	268,877,386	210,389	202,000
E-16	5,856	2,200	321,857,967	146,299	139,000
E-17	3,259	1,121	189,877,821	169,383	162,500
E-18	241	40	13,592,000	339,800	310,000
E-19	562	144	34,676,524	240,809	225,000
E-20	680	194	36,850,570	189,951	181,000
E-21	1,167	362	74,352,314	205,393	189,000
Total	52,419	18,227	\$3,723,364,946	\$204,277	N/A
West					
W-1	1,611	465	\$136,869,039	\$294,342	\$266,500
W-2	2,110	622	172,911,539	277,993	251,500
W-3	2,587	686	130,409,788	190,102	183,000
W-4	2,387	683	134,537,081	196,980	195,000
W-5	3,187	962	173,104,986	179,943	175,000
W-6	3,129	781	196,906,147	252,121	225,750
W-7	1,247	369	115,670,523	313,470	294,000
W-8	4,033	1,162	412,708,906	355,171	290,000
W-9	1,825	547	120,884,929	220,996	210,000
W-10	4,566	1,188	210,758,536	177,406	151,000
W-12	2,641	756	186,256,009	246,370	222,500
W-13	3,269	930	283,753,541	305,111	247,000
W-14	1,821	643	130,137,580	202,391	198,500
W-15	3,261	1,413	239,891,466	169,775	155,000
W-16	3,134	1,038	250,121,851	240,965	225,000
W-17	17	2	446,980	223,490	223,490
W-18	1,383	373	67,521,999	181,024	185,250
W-19	7,403	2,238	549,437,171	245,504	233,000
W-20	8,507	2,387	572,656,410	239,906	223,500
W-21	2,196	642	204,839,881	319,065	262,500
W-22	101	26	6,660,900	256,188	223,250
W-23	9,183	2,898	614,055,782	211,890	199,000
W-24	6,770	2,316	462,479,827	199,689	193,000
W-25	366	124	28,894,300	233,019	186,500
W-26	35	5	2,138,000	427,600	400,000
W-27	2,334	780	179,636,737	230,304	216,000
W-28	2,660	664	189,510,657	285,408	260,000
W-29	1,674	536	95,800,271	178,732	168,750
Total	83,437	25,236	\$5,869,000,836	\$232,565	N/A

Twelve Month Single-Family continued January to December 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	5,358	1,639	\$411,974,565	\$251,357	\$220,000
C-2	2,674	683	274,990,008	402,621	310,000
C-3	2,312	534	268,407,556	502,636	318,250
C-4	4,119	1,044	480,687,670	460,429	410,000
C-6	819	197	63,635,234	323,021	292,000
C-7	2,554	778	213,054,261	273,849	258,450
C-8	3,715	1,132	269,055,714	237,682	213,000
C-9	1,411	335	234,426,122	699,779	542,000
C-10	2,477	702	314,805,230	448,440	339,000
C-11	1,112	442	119,282,245	269,869	209,000
C-12	2,473	391	295,294,155	755,228	593,000
C-13	1,499	563	153,666,035	272,941	253,000
C-14	3,311	1,042	300,274,512	288,171	249,000
C-15	3,346	1,176	318,565,146	270,889	250,000
Total	37,180	10,658	\$3,718,118,453	\$348,857	N/A
North					
N-1	2,693	789	\$242,413,727	\$307,242	\$271,000
N-2	3,889	995	304,028,663	305,556	276,000
N-3	4,988	1,350	410,367,378	303,976	258,800
N-4	3,172	920	290,739,002	316,021	300,000
N-5	885	190	60,281,957	317,273	280,000
N-6	2,598	818	229,517,038	280,583	240,000
N-7	2,995	1,080	256,886,705	237,858	223,000
N-8	5,550	1,425	427,111,167	299,727	279,900
N-10	2,840	882	252,704,031	286,513	270,000
N-11	5,363	1,478	462,351,925	312,823	292,500
N-12	733	177	54,366,315	307,154	266,250
N-13	478	94	35,165,973	374,106	332,500
N-14	1,177	209	86,469,551	413,730	340,000
N-15	878	271	67,754,150	250,015	225,000
N-16	906	258	64,842,840	251,329	234,500
N-17	2,836	868	144,132,038	166,051	155,750
N-18	1,043	316	61,104,530	193,369	182,000
N-19	1,406	441	81,612,998	185,063	172,000
N-20	226	66	18,974,300	287,489	274,500
N-21	234	70	13,307,925	190,113	184,750
N-22	498	181	28,128,400	155,406	142,000
N-23	1,316	421	72,368,026	171,896	165,000
N-24	843	192	29,823,825	155,332	138,950
Total	47,547	13,491	\$3,694,452,464	\$273,846	N/A
Grand Total	220,583	67,612	\$17,004,936,699	\$251,508	N/A

Includes Re-runs:

East	25,784	West	46,935
Central	20,633	North	25,848

Single-Family North Breakdown December 2001

	Detached Houses			Sales	Semi-Detached Houses	
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>		<u>Av. Price</u>	<u>Med. Price</u>
N-1	23	445,980	352,000	3	243,367	245,000
N-2	38	344,006	319,509	1	231,000	231,000
N-3	44	454,381	440,000	4	289,000	292,500
N-4	56	350,891	359,750	3	246,500	235,000
N-5	10	278,390	277,450	1	250,000	250,000
N-6	27	315,626	309,000	10	199,200	206,500
N-7	27	277,457	268,500	15	195,967	204,000
N-8	91	340,291	312,500	29	238,000	241,000
N-10	29	361,936	352,000	-	-	-
N-11	60	350,983	332,500	7	240,000	243,000
N-12	8	368,250	267,750	-	-	-
N-13	7	434,571	360,000	-	-	-
N-14	14	410,029	387,500	-	-	-
N-15	21	274,443	274,000	-	-	-
N-16	12	286,775	248,250	-	-	-
N-17	52	154,528	156,250	1	142,000	142,000
N-18	14	225,500	182,500	1	187,000	187,000
N-19	19	210,589	199,000	2	141,700	141,700
N-20	6	319,000	314,750	-	-	-
N-21	6	246,783	229,950	-	-	-
N-22	10	200,400	160,000	-	-	-
N-23	26	175,946	171,200	-	-	-
N-24	15	163,782	145,000	-	-	-

	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	8	209,625	199,000	16	215,394	215,000	4	259,250	255,500
N-2	8	256,063	265,000	13	231,717	216,000	5	239,250	233,500
N-3	13	208,077	193,000	29	196,676	190,000	3	243,833	245,000
N-4	1	263,000	263,000	-	-	-	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	5	182,200	185,000	1	374,000	374,000	3	218,833	217,500
N-7	5	165,150	161,750	2	177,750	177,750	1	183,000	183,000
N-8	4	202,625	205,750	5	258,780	225,900	-	-	-
N-10	-	-	-	-	-	-	30	260,797	261,750
N-11	8	222,688	224,750	5	218,800	223,500	2	244,500	244,500
N-12	-	-	-	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	-	-	-	-	1	230,000	230,000
N-17	-	-	-	-	-	-	1	150,000	150,000
N-18	1	134,500	134,500	-	-	-	6	180,750	184,500
N-19	1	138,000	138,000	-	-	-	2	164,500	164,500
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	1	134,500	134,500
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	1	335,000	335,000	-	-	-	-	-	-
N-3	16	259,788	256,500	-	-	-	-	-	-
N-4	15	266,447	268,900	-	-	-	-	-	-
N-5	1	240,000	240,000	-	-	-	-	-	-
N-6	13	206,569	210,000	-	-	-	-	-	-
N-7	2	200,450	200,450	-	-	-	-	-	-
N-8	23	220,328	222,000	-	-	-	-	-	-
N-10	1	237,000	237,000	-	-	-	-	-	-
N-11	6	277,750	269,250	-	-	-	-	-	-
N-12	-	-	-	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	1	168,000	168,000	-	-	-	-	-	-
N-17	5	145,640	146,900	-	-	-	-	-	-
N-18	-	-	-	-	-	-	-	-	-
N-19	2	138,000	138,000	-	-	-	2	231,250	231,250
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	1	122,000	122,000	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	1	127,500	127,500	-	-	-	-	-	-

Single-Family West Breakdown December 2001

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	12	375,083	353,750	18	272,806	265,500
W-2	25	354,190	352,500	18	220,299	213,250
W-3	37	206,511	204,000	8	215,063	215,750
W-4	23	237,346	229,000	4	253,750	265,500
W-5	12	267,271	252,500	19	233,868	229,000
W-6	30	217,933	215,000	2	283,500	283,500
W-7	22	314,982	271,000	-	-	-
W-8	47	510,755	365,000	2	307,000	307,000
W-9	4	290,725	271,500	2	233,000	233,000
W-10	32	231,573	227,750	5	207,500	205,000
W-12	16	344,931	320,000	4	242,475	241,950
W-13	24	451,442	429,500	10	200,450	198,000
W-14	17	309,524	278,500	4	240,250	248,000
W-15	8	292,250	289,000	13	238,038	242,000
W-16	16	266,416	256,950	11	211,555	213,500
W-17	-	-	-	2	223,490	223,490
W-18	7	238,857	240,000	8	190,738	185,000
W-19	80	325,943	310,500	26	228,376	227,250
W-20	75	292,619	267,000	38	214,384	216,500
W-21	30	363,313	310,750	2	241,250	241,250
W-22	2	216,750	216,750	-	-	-
W-23	127	242,748	241,000	33	199,261	202,500
W-24	66	237,678	241,500	40	202,600	204,000
W-25	4	238,375	256,000	2	183,250	183,250
W-26	-	-	-	-	-	-
W-27	32	248,178	224,000	2	150,500	150,500
W-28	40	306,464	284,995	4	204,325	211,000
W-29	26	193,777	178,000	7	138,629	140,900

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	13	226,192	197,000	-	-	-
W-2	-	-	-	3	244,967	238,000	-	-	-
W-3	-	-	-	8	161,863	170,500	-	-	-
W-4	3	220,863	211,600	23	118,861	127,000	-	-	-
W-5	9	145,556	132,000	18	115,272	124,450	-	-	-
W-6	-	-	-	29	247,078	205,000	-	-	-
W-7	-	-	-	7	181,357	177,000	-	-	-
W-8	6	191,083	177,500	25	212,804	170,000	-	-	-
W-9	-	-	-	16	137,125	123,000	-	-	-
W-10	6	159,917	161,500	52	130,409	131,250	-	-	-
W-12	9	201,278	216,000	14	157,356	155,500	-	-	-
W-13	15	164,527	156,000	8	131,688	121,250	-	-	-
W-14	21	165,190	188,000	6	124,083	119,000	3	274,333	282,000
W-15	12	178,125	166,250	71	156,846	150,500	-	-	-
W-16	16	179,294	177,375	6	156,833	140,250	1	252,000	252,000
W-17	-	-	-	-	-	-	-	-	-
W-18	10	141,440	141,000	1	110,000	110,000	-	-	-
W-19	38	193,782	199,500	27	173,185	158,000	1	240,000	240,000
W-20	35	176,750	170,750	8	153,750	140,000	-	-	-
W-21	3	204,000	165,000	1	158,000	158,000	2	215,000	215,000
W-22	1	142,000	142,000	-	-	-	1	240,000	240,000
W-23	19	161,772	163,075	14	156,236	156,500	1	184,000	184,000
W-24	15	149,917	145,900	31	135,747	134,000	1	213,000	213,000
W-25	3	173,333	135,000	1	136,500	136,500	1	175,000	175,000
W-26	-	-	-	-	-	-	-	-	-
W-27	8	131,313	127,000	1	170,000	170,000	-	-	-
W-28	2	204,500	204,500	-	-	-	-	-	-
W-29	4	115,750	114,000	-	-	-	2	151,250	151,250

	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	305,000	305,000	-	-	-	-	-	-
W-2	7	255,786	289,000	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	1	293,900	293,900	-	-	-	-	-	-
W-7	1	337,000	337,000	1	161,000	161,000	-	-	-
W-8	2	470,000	470,000	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	1	210,000	210,000	-	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-	-
W-14	1	210,000	210,000	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	9	233,111	235,000	-	-	-	-	-	-
W-20	9	217,556	199,000	-	-	-	1	170,750	170,750
W-21	5	209,900	205,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	25	188,764	185,500	-	-	-	-	-	-
W-24	6	174,383	183,500	1	130,000	130,000	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	195,000	195,000	-	-	-	-	-	-
W-28	3	183,833	186,500	-	-	-	-	-	-
W-29	2	141,500	141,500	-	-	-	-	-	-

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	36,206	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
September	5,853	5,021	1,472,023,463	251,498	245,530
October	6,352	5,402	1,626,692,262	256,091	251,479
November	6,674	5,759	1,754,916,288	262,949	257,947
December	5,538	4,762	1,464,243,453	264,399	255,584
Total	79,081	67,612	20,385,555,232	257,781	251,508

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

