

# Market*Watch*

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August 6, 2002

Readers of the monthly Market Watch report will note some changes in this month's issue. These are due to the fact that, with the improved functionality of the new Toronto-MLS system, it has become possible to revamp and improve TREB's statistical publications. Upgrades to the Market Watch include:

## **1) Active & New Listings**

The new Market Watch will give an active and new listings count of single-family-dwellings (S.F.D.) for each individual MLS district at the end of the month. The old "listed" category, which counted any S.F.D. listing that was on the market at any time during the month, will no longer appear.

## **2) Average Days on Market and Average List-to-Sales-Price Ratio**

These figures will now be given on a district-by-district basis, as well as by Area (East, West, Central, and North) and for TREB's whole service area. They will also be given on a year-to-date basis as well as for the individual months of the year.

Finally, figures for "reruns" and "all properties" (Single-Family-Dwellings plus Properties of Other Types, which included some IC&I transactions) will no longer appear.

For questions about the Market Watch report please contact Michael Murphy (416) 443-8152.

# Market Watch

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July 2002

## 5,000 Sales in July

TORONTO — Tuesday, August 6, 2002.

Sales through the Toronto Real Estate Board's MLS system totalled 5,075 in July, down 13 per cent from July 2001, and down 23 per cent from the 6,627 sales recorded in June, TREB President Ann Bosley announced today. "Despite these declines, July 2002 will still go down as the third best July on record," Ms. Bosley said. "What we are seeing is a combination of seasonal factors—the warm weather is causing potential homebuyers to take a breather—and a market in which we are experiencing more normal sales levels. We fully expect the rest of 2002 to set a healthy, if not quite record-breaking, pace."

Prices also declined marginally in July, the President noted. The average came in at \$275,440, down 1 per cent from June's figure of \$278,638, but still up 6 per cent from the \$258,797 recorded in July of 2001. "While we still are in a classic sellers market, this easing in prices will provide a welcome break for potential home buyers.

And with sales moderating, they will likely face fewer multiple-offer situations. It's an excellent time to make a move."

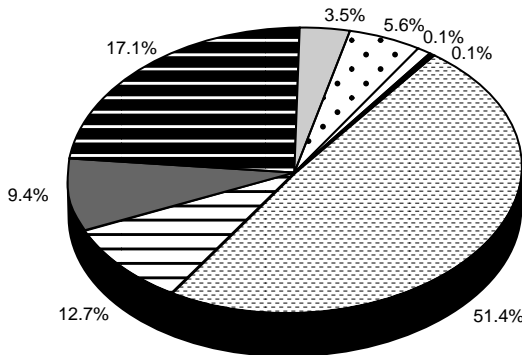
Breaking down the total, 1,917 sales were reported in TREB's 28 West districts and averaged \$254,460; 744 sales were reported in the 14 Central districts and averaged \$381,365; 1,079 sales were reported in the 23 North districts and averaged \$303,395; and 1,335 sales were reported in TREB's 21 East districts and averaged \$223,942. ■

### NEIGHBOURHOOD CORNER

#### Brampton

Averaging \$220,276, prices in Brampton (W-23 & W-24) for the first seven months of this year are up 7 percent from the January-July 2001 figure (\$206,535). Detached homes averaged \$262,295. Average time on market came in at about 33 days, a little better than the city wide figure, and sellers generally received about 98 percent of their asking price. ■

### SINGLE-FAMILY RESIDENTIAL BREAKDOWN

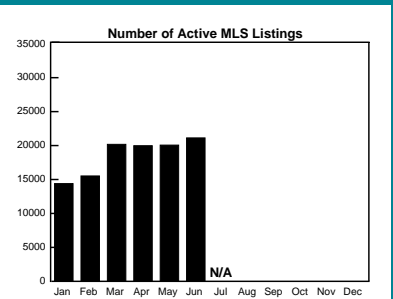
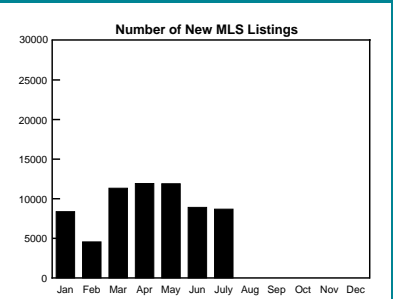
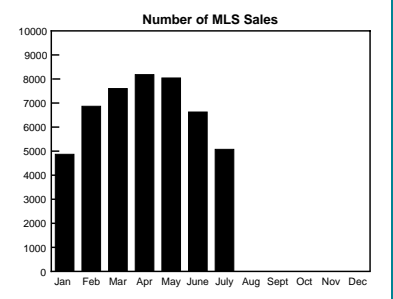


Dwelling Type	Sales	Median
Detached	2,613	\$283,000
Semi-Detached	645	\$231,500
Condo T.H.	479	\$185,000
Condo Apt.	870	\$178,900
Link	168	\$235,000
Attached/T.H.	285	\$216,000
Co-op Apt.	9	\$139,000
Detached Condo	6	\$189,000

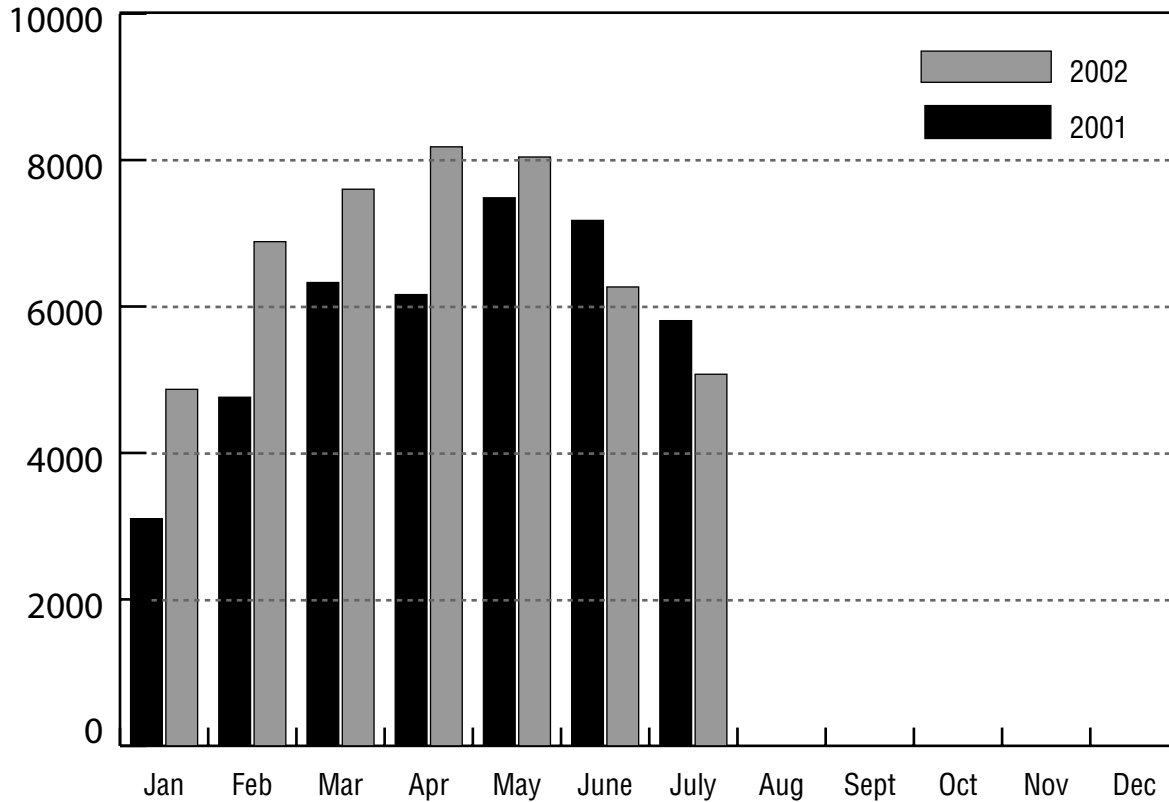
### Housing Market Indicators

	July 2001	July 2002	% Change
Sales*	5,807	5,075	(-13%)
New Listings*	7,633	8,686	(+14%)
Active Listings*	N/A	N/A	N/A

\* All figures for single-family dwellings.



## SINGLE-FAMILY DWELLING SALES COMPARISON



## PRICE CATEGORY BREAKDOWN — JULY

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
0 - \$90,000	33	0.7	11	1.3	9	1.9
\$90,001 - \$100,000	15	0.3	8	0.9	3	0.6
\$100,001 - \$110,000	24	0.5	13	1.5	1	0.2
\$110,001 - \$120,000	48	0.9	24	2.8	8	1.7
\$120,001 - \$130,000	90	1.8	37	4.3	18	3.8
\$130,001 - \$140,000	118	2.3	61	7.0	20	4.2
\$140,001 - \$150,000	150	3.0	67	7.7	25	5.2
\$150,001 - \$160,000	178	3.5	77	8.9	41	8.6
\$160,001 - \$170,000	201	4.0	78	9.0	33	6.9
\$170,001 - \$180,000	243	4.8	74	8.5	55	11.5
\$180,001 - \$190,000	237	4.7	59	6.8	50	10.4
\$190,001 - \$200,000	227	4.5	43	4.9	51	10.6
\$200,001 - \$225,000	598	11.8	87	10.0	63	13.2
\$225,001 - \$250,000	693	13.7	75	8.6	53	11.1
\$250,001 - \$300,000	858	16.9	71	8.2	28	5.8
\$300,001 - \$400,000	801	15.8	58	6.7	12	2.5
\$400,001 - \$500,000	268	5.3	14	1.6	5	1.0
\$500,001 - \$750,000	201	4.0	8	0.9	4	0.8
\$750,001 - \$1,000,000	50	1.0	3	0.3	-	-
\$1,000,001 - \$1,500,000	28	0.6	1	0.1	-	-
\$1,500,000 -	14	0.3	-	-	-	-
<b>Total:</b>	<b>5,075</b>	<b>100</b>	<b>870</b>	<b>100</b>	<b>479</b>	<b>100</b>

## SINGLE-FAMILY RESIDENTIAL - JULY 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>East</b>								
E01	107	N/A	60	\$15,032,050	\$250,534	\$225,000	26	98
E02	73	N/A	54	\$17,608,435	\$326,082	\$296,000	24	99
E03	177	N/A	101	\$23,350,664	\$231,195	\$235,000	26	98
E04	112	N/A	70	\$14,273,650	\$203,909	\$210,500	30	97
E05	179	N/A	93	\$22,968,650	\$246,975	\$235,000	35	97
E06	62	N/A	40	\$10,761,507	\$269,038	\$235,000	28	97
E07	200	N/A	100	\$25,374,399	\$253,744	\$250,000	35	97
E08	121	N/A	57	\$13,415,600	\$235,361	\$224,000	31	97
E09	140	N/A	62	\$13,153,088	\$212,147	\$215,000	41	95
E10	77	N/A	36	\$9,778,400	\$271,622	\$254,000	28	98
E11	151	N/A	69	\$13,912,648	\$201,633	\$197,500	43	97
E12	20	N/A	13	\$2,697,500	\$207,500	\$199,000	26	98
E13	140	N/A	66	\$15,103,250	\$228,837	\$224,950	32	96
E14	137	N/A	90	\$20,124,650	\$223,607	\$219,000	32	98
E15	158	N/A	104	\$23,725,846	\$228,133	\$215,750	38	97
E16	241	N/A	183	\$30,132,685	\$164,659	\$158,000	33	97
E17	88	N/A	80	\$14,929,335	\$186,617	\$175,500	31	98
E18	5	N/A	4	\$1,144,500	\$286,125	\$196,000	78	94
E19	23	N/A	12	\$3,154,890	\$262,908	\$253,450	26	98
E20	39	N/A	13	\$2,735,550	\$210,427	\$189,900	54	97
E21	55	N/A	28	\$5,585,200	\$199,471	\$190,000	54	96
<b>Total</b>	<b>2,305</b>	<b>3,761</b>	<b>1,335</b>	<b>\$298,962,497</b>	<b>\$223,942</b>	<b>\$213,000</b>	<b>33</b>	<b>97</b>
<b>West</b>								
W01	39	N/A	30	\$11,266,500	\$375,550	\$313,000	34	98
W02	67	N/A	51	\$14,865,894	\$291,488	\$254,000	30	97
W03	100	N/A	45	\$9,575,600	\$212,791	\$214,000	42	96
W04	83	N/A	51	\$11,479,500	\$225,088	\$232,000	41	96
W05	115	N/A	68	\$14,176,900	\$208,484	\$226,500	39	97
W06	111	N/A	64	\$17,575,089	\$274,611	\$257,000	35	97
W07	42	N/A	23	\$7,837,500	\$340,761	\$355,000	33	97
W08	112	N/A	62	\$22,929,995	\$369,839	\$310,450	34	98
W09	63	N/A	35	\$7,729,600	\$220,846	\$240,000	36	96
W10	167	N/A	92	\$18,441,950	\$200,456	\$206,750	47	97
W12	115	N/A	55	\$17,890,500	\$325,282	\$283,000	34	96
W13	124	N/A	58	\$19,801,350	\$341,403	\$265,000	34	97
W14	74	N/A	38	\$8,976,100	\$236,213	\$208,400	43	97
W15	211	N/A	99	\$18,152,497	\$183,359	\$169,500	36	97
W16	118	N/A	76	\$21,816,425	\$287,058	\$260,500	30	97
W17	-	N/A	-	-	-	-	-	-
W18	58	N/A	48	\$9,558,200	\$199,129	\$219,450	28	97
W19	296	N/A	162	\$44,868,865	\$276,968	\$262,750	33	97
W20	286	N/A	189	\$48,089,840	\$254,444	\$239,000	29	98
W21	86	N/A	47	\$15,942,300	\$339,198	\$274,700	34	98
W22	8	N/A	6	\$1,870,500	\$311,750	\$310,500	37	97
W23	384	N/A	278	\$62,753,869	\$225,733	\$216,250	37	97
W24	291	N/A	195	\$43,963,268	\$225,453	\$219,000	34	97
W25	18	N/A	8	\$1,639,900	\$204,988	\$191,000	51	99
W26	1	N/A	-	-	-	-	-	-
W27	93	N/A	55	\$13,166,700	\$239,395	\$231,000	43	96
W28	93	N/A	54	\$17,628,700	\$326,457	\$275,500	56	113
W29	55	N/A	28	\$5,802,450	\$207,230	\$176,000	26	98
<b>Total</b>	<b>3,210</b>	<b>N/A</b>	<b>1,917</b>	<b>\$487,799,992</b>	<b>\$254,460</b>	<b>\$233,000</b>	<b>36</b>	<b>98</b>

## SINGLE-FAMILY RESIDENTIAL CONTINUED - JULY 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>Central</b>								
C01	271	N/A	142	\$37,958,889	\$267,316	\$236,250	38	98
C02	76	N/A	44	\$21,168,500	\$481,102	\$420,000	40	98
C03	52	N/A	27	\$10,120,100	\$374,819	\$292,500	36	97
C04	115	N/A	70	\$36,969,908	\$528,142	\$490,250	35	99
C06	25	N/A	13	\$5,653,500	\$434,885	\$375,000	34	99
C07	91	N/A	53	\$16,150,138	\$304,720	\$282,000	36	97
C08	154	N/A	80	\$20,368,500	\$254,606	\$225,000	35	106
C09	43	N/A	18	\$15,915,500	\$884,194	\$785,000	31	96
C10	71	N/A	45	\$22,804,300	\$506,762	\$372,000	26	99
C11	55	N/A	23	\$6,309,967	\$274,346	\$256,000	30	98
C12	66	N/A	29	\$27,012,160	\$931,454	\$690,000	41	96
C13	77	N/A	37	\$10,939,875	\$295,672	\$293,000	32	98
C14	174	N/A	80	\$27,024,900	\$337,811	\$286,500	34	97
C15	161	N/A	83	\$25,339,039	\$305,290	\$250,000	30	97
<b>Total</b>	<b>1,431</b>	<b>N/A</b>	<b>744</b>	<b>\$283,735,276</b>	<b>\$381,365</b>	<b>\$289,000</b>	<b>35</b>	<b>99</b>
<b>North</b>								
N01	80	N/A	53	\$18,810,450	\$354,914	\$310,000	36	96
N02	161	N/A	74	\$24,347,789	\$329,024	\$312,000	34	98
N03	164	N/A	100	\$33,285,300	\$332,853	\$285,000	40	97
N04	108	N/A	77	\$26,486,539	\$343,981	\$327,000	44	97
N05	37	N/A	25	\$9,239,800	\$369,592	\$340,000	44	97
N06	73	N/A	53	\$16,046,063	\$302,756	\$259,900	35	98
N07	101	N/A	83	\$21,979,400	\$264,812	\$250,000	30	98
N08	219	N/A	116	\$36,867,958	\$317,827	\$302,944	36	98
N10	123	N/A	69	\$22,127,338	\$320,686	\$295,000	39	97
N11	211	N/A	142	\$49,772,458	\$350,510	\$324,000	33	98
N12	32	N/A	18	\$6,186,300	\$343,683	\$316,500	43	97
N13	22	N/A	9	\$3,204,000	\$356,000	\$322,500	77	96
N14	28	N/A	12	\$7,423,000	\$618,583	\$512,500	62	94
N15	31	N/A	20	\$5,792,000	\$289,600	\$232,000	52	98
N16	21	N/A	16	\$4,249,400	\$265,588	\$224,500	69	96
N17	99	N/A	65	\$12,197,600	\$187,655	\$172,900	50	97
N18	43	N/A	37	\$8,085,130	\$218,517	\$195,650	62	98
N19	53	N/A	38	\$7,429,500	\$195,513	\$181,000	44	97
N20	8	N/A	3	\$1,090,000	\$363,333	\$641,000	113	97
N21	12	N/A	4	\$868,500	\$217,125	\$222,750	105	98
N22	16	N/A	15	\$2,655,900	\$177,060	\$176,000	47	98
N23	61	N/A	32	\$5,973,100	\$186,659	\$187,000	58	97
N24	37	N/A	18	\$3,245,200	\$180,289	\$161,500	99	97
<b>Total</b>	<b>1,740</b>	<b>N/A</b>	<b>1,079</b>	<b>\$327,362,725</b>	<b>\$303,395</b>	<b>\$275,000</b>	<b>42</b>	<b>97</b>
<b>Grand Total</b>	<b>8,686</b>	<b>N/A</b>	<b>5,075</b>	<b>\$1,397,860,490</b>	<b>\$275,440</b>	<b>\$239,800</b>	<b>36</b>	<b>98</b>

## SEVEN MONTH SINGLE-FAMILY - JANUARY TO JULY 2002

Area	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>East</b>							
E01	N/A	525	\$137,748,439	\$262,378	\$245,000	24	100
E02	N/A	520	\$170,150,695	\$327,213	\$290,050	24	100
E03	N/A	913	\$217,270,099	\$237,974	\$231,400	23	99
E04	N/A	560	\$113,276,841	\$202,280	\$206,500	29	98
E05	N/A	809	\$189,825,816	\$234,643	\$218,500	30	98
E06	N/A	340	\$87,916,812	\$258,579	\$232,800	25	98
E07	N/A	783	\$181,678,167	\$232,028	\$227,000	32	98
E08	N/A	628	\$140,881,437	\$224,334	\$216,250	29	98
E09	N/A	595	\$122,890,910	\$206,539	\$209,000	34	98
E10	N/A	404	\$105,953,588	\$262,261	\$256,050	39	98
E11	N/A	664	\$132,735,474	\$199,903	\$196,000	32	98
E12	N/A	185	\$40,411,617	\$218,441	\$208,500	33	98
E13	N/A	734	\$176,081,391	\$239,893	\$232,000	30	98
E14	N/A	953	\$212,046,267	\$222,504	\$212,500	29	98
E15	N/A	996	\$221,383,847	\$222,273	\$214,000	32	98
E16	N/A	1,511	\$237,713,520	\$157,322	\$150,000	32	98
E17	N/A	750	\$137,503,740	\$183,338	\$173,000	34	98
E18	N/A	29	\$12,582,400	\$433,876	\$348,000	41	96
E19	N/A	112	\$29,997,290	\$267,833	\$249,900	37	98
E20	N/A	123	\$24,550,199	\$199,595	\$182,500	54	97
E21	N/A	245	\$52,615,325	\$214,756	\$203,000	54	97
<b>Total</b>	<b>N/A</b>	<b>12,379</b>	<b>\$2,745,213,874</b>	<b>\$221,764</b>	<b>\$209,500</b>	<b>31</b>	<b>98</b>
<b>West</b>							
W01	N/A	305	\$102,547,555	\$336,221	\$303,000	26	100
W02	N/A	429	\$136,068,328	\$317,176	\$282,500	26	100
W03	N/A	470	\$97,077,540	\$206,548	\$205,000	33	97
W04	N/A	515	\$109,201,628	\$212,042	\$209,000	38	97
W05	N/A	654	\$128,052,452	\$195,799	\$193,400	43	97
W06	N/A	588	\$155,925,753	\$265,180	\$248,500	38	98
W07	N/A	255	\$90,108,180	\$353,365	\$332,500	26	99
W08	N/A	811	\$327,266,107	\$403,534	\$320,000	32	99
W09	N/A	333	\$78,872,168	\$236,853	\$239,000	39	97
W10	N/A	816	\$154,853,868	\$189,772	\$165,900	43	97
W12	N/A	569	\$157,777,120	\$277,288	\$245,000	37	98
W13	N/A	655	\$218,825,790	\$334,085	\$257,500	36	97
W14	N/A	417	\$92,834,558	\$222,625	\$215,000	35	97
W15	N/A	985	\$183,310,806	\$186,102	\$172,500	31	98
W16	N/A	766	\$202,780,652	\$264,727	\$240,000	29	98
W17	N/A	6	\$1,515,940	\$252,657	\$227,990	41	99
W18	N/A	297	\$58,992,813	\$198,629	\$210,000	35	97
W19	N/A	1,705	\$448,652,309	\$263,139	\$248,000	37	98
W20	N/A	1,806	\$464,565,663	\$257,235	\$235,000	32	98
W21	N/A	1,710	\$558,873,924	\$326,827	\$278,000	11	98
W22	N/A	252	\$60,168,500	\$238,764	\$220,000	7	98
W23	N/A	2,281	\$512,752,139	\$224,793	\$213,000	33	98
W24	N/A	1,681	\$360,104,742	\$214,221	\$210,000	34	98
W25	N/A	257	\$67,595,097	\$263,016	\$212,500	17	98
W26	N/A	23	\$10,260,000	\$446,087	\$426,500	15	97
W27	N/A	524	\$128,056,600	\$244,383	\$221,000	40	97
W28	N/A	464	\$148,869,240	\$320,839	\$278,500	50	99
W29	N/A	370	\$70,561,873	\$190,708	\$180,000	44	98
<b>Total</b>	<b>N/A</b>	<b>19,944</b>	<b>\$5,126,471,345</b>	<b>\$257,043</b>	<b>\$229,500</b>	<b>32</b>	<b>98</b>

## SEVEN MONTH SINGLE-FAMILY CONTINUED - JANUARY TO JULY 2002

Area	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>Central</b>							
C01	N/A	1,433	\$383,317,334	\$267,493	\$236,000	35	99
C02	N/A	477	\$225,424,405	\$472,588	\$356,000	29	100
C03	N/A	366	\$190,014,008	\$519,164	\$355,000	35	99
C04	N/A	732	\$399,003,977	\$545,087	\$485,000	28	100
C06	N/A	131	\$51,096,503	\$390,050	\$350,000	27	99
C07	N/A	509	\$152,331,388	\$299,276	\$285,000	30	98
C08	N/A	799	\$210,404,995	\$263,335	\$230,000	33	100
C09	N/A	227	\$179,762,874	\$791,907	\$630,000	39	99
C10	N/A	476	\$230,115,054	\$483,435	\$380,000	22	101
C11	N/A	307	\$104,215,459	\$339,464	\$322,500	24	100
C12	N/A	305	\$255,090,610	\$836,363	\$690,000	45	97
C13	N/A	358	\$103,803,349	\$289,953	\$265,050	31	98
C14	N/A	762	\$247,281,792	\$324,517	\$276,250	35	98
C15	N/A	749	\$228,949,958	\$305,674	\$270,000	27	98
<b>Total</b>	<b>N/A</b>	<b>7,631</b>	<b>\$2,960,811,706</b>	<b>\$387,998</b>	<b>\$300,000</b>	<b>32</b>	<b>99</b>
<b>North</b>							
N01	N/A	507	\$179,511,282	\$354,066	\$310,000	33	98
N02	N/A	679	\$223,644,599	\$329,373	\$300,000	35	98
N03	N/A	1,022	\$342,703,108	\$335,326	\$282,950	35	98
N04	N/A	670	\$227,489,109	\$339,536	\$326,000	32	98
N05	N/A	176	\$58,991,000	\$335,176	\$312,250	41	98
N06	N/A	525	\$161,152,510	\$306,957	\$253,500	35	98
N07	N/A	766	\$199,729,556	\$260,744	\$240,000	32	98
N08	N/A	1,170	\$359,962,975	\$307,661	\$281,500	39	98
N10	N/A	644	\$198,371,720	\$308,031	\$285,000	32	98
N11	N/A	1,091	\$365,904,681	\$335,385	\$310,000	31	98
N12	N/A	139	\$46,804,788	\$336,725	\$285,470	44	97
N13	N/A	56	\$21,790,756	\$389,121	\$326,250	76	96
N14	N/A	135	\$66,131,200	\$489,861	\$430,000	68	96
N15	N/A	165	\$45,123,900	\$273,478	\$241,000	43	98
N16	N/A	161	\$45,740,880	\$284,105	\$250,000	62	97
N17	N/A	613	\$109,705,099	\$178,964	\$168,000	50	97
N18	N/A	287	\$60,661,006	\$211,362	\$193,000	58	98
N19	N/A	322	\$64,969,741	\$201,769	\$178,750	47	97
N20	N/A	29	\$9,090,800	\$313,476	\$282,000	69	97
N21	N/A	52	\$10,736,599	\$206,473	\$196,500	67	98
N22	N/A	143	\$26,511,600	\$185,396	\$167,500	56	97
N23	N/A	287	\$54,305,743	\$189,219	\$174,500	65	97
N24	N/A	137	\$21,794,650	\$159,085	\$147,000	76	96
<b>Total</b>	<b>N/A</b>	<b>9,776</b>	<b>\$2,900,827,302</b>	<b>\$296,729</b>	<b>\$269,000</b>	<b>40</b>	<b>98</b>
<b>Grand Total</b>	<b>N/A</b>	<b>49,730</b>	<b>\$13,733,324,227</b>	<b>\$276,158</b>	<b>\$237,775</b>	<b>33</b>	<b>98</b>





## SINGLE-FAMILY WEST BREAKDOWN - JULY 2002

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	12	\$559,475	\$413,500	8	\$249,000	\$242,000	3	\$239,267	\$311,000	-	-	-
W02	22	\$362,842	\$324,000	20	\$237,326	\$225,750	3	\$261,050	\$304,650	-	-	-
W03	24	\$218,729	\$218,950	17	\$214,135	\$224,000	2	\$159,400	\$159,400	-	-	-
W04	30	\$264,667	\$252,750	5	\$235,500	\$235,000	10	\$130,650	\$132,000	-	-	-
W05	14	\$275,814	\$257,950	22	\$250,423	\$253,250	16	\$120,231	\$130,750	-	-	-
W06	27	\$256,374	\$245,000	4	\$290,000	\$269,500	28	\$276,321	\$263,000	-	-	-
W07	19	\$352,711	\$359,000	1	\$198,000	\$198,000	1	\$208,000	\$208,000	-	-	-
W08	38	\$479,960	\$452,500	2	\$262,500	\$262,500	16	\$174,125	\$161,750	1	\$290,000	\$290,000
W09	9	\$311,278	\$297,000	6	\$248,117	\$247,500	15	\$149,993	\$131,000	-	-	-
W10	40	\$259,829	\$254,250	2	\$260,500	\$260,500	29	\$137,034	\$140,000	-	-	-
W12	37	\$386,697	\$316,000	2	\$245,000	\$245,000	12	\$153,900	\$150,450	-	-	-
W13	33	\$456,382	\$440,000	7	\$222,057	\$225,000	6	\$166,917	\$153,750	-	-	-
W14	15	\$346,327	\$360,000	2	\$266,000	\$266,000	9	\$145,489	\$161,000	1	\$256,000	\$256,000
W15	5	\$298,200	\$290,000	10	\$250,150	\$252,498	70	\$164,009	\$162,250	-	-	-
W16	40	\$354,200	\$295,000	13	\$218,654	\$217,000	5	\$171,900	\$172,000	3	\$240,875	\$251,125
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	19	\$214,400	\$239,000	14	\$231,293	\$230,500	4	\$117,875	\$118,000	-	-	-
W19	78	\$339,157	\$322,950	20	\$243,451	\$245,750	32	\$212,900	\$176,250	1	\$245,000	\$245,000
W20	84	\$312,285	\$300,000	44	\$229,868	\$229,500	8	\$161,563	\$152,250	1	\$241,500	\$241,500
W21	32	\$374,503	\$310,750	3	\$260,800	\$277,500	3	\$413,667	\$940,000	-	-	-
W22	5	\$337,500	\$312,000	1	\$183,000	\$183,000	-	-	-	-	-	-
W23	153	\$249,981	\$240,000	53	\$213,098	\$215,000	4	\$166,125	\$176,250	2	\$204,000	\$204,000
W24	100	\$269,120	\$259,950	40	\$217,196	\$218,950	19	\$138,100	\$137,000	2	\$213,500	\$213,500
W25	2	\$281,450	\$281,450	-	-	-	2	\$127,500	\$127,500	1	\$256,500	\$256,500
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	43	\$262,251	\$245,000	4	\$170,125	\$153,250	-	-	-	-	-	-
W28	43	\$356,714	\$300,000	6	\$220,333	\$225,500	-	-	-	-	-	-
W29	17	\$244,356	\$215,000	6	\$153,417	\$151,000	-	-	-	2	\$157,250	\$157,250

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	2	\$277,500	\$277,500	-	-	-	-	-	-	5	\$257,600	\$246,000
W02	3	\$226,567	\$239,900	-	-	-	-	-	-	3	\$224,667	\$259,000
W03	-	-	-	-	-	-	-	-	-	2	\$183,500	\$183,500
W04	6	\$175,917	\$174,250	-	-	-	-	-	-	-	-	-
W05	15	\$174,233	\$181,500	-	-	-	-	-	-	1	\$269,000	\$269,000
W06	3	\$442,000	\$620,000	-	-	-	1	\$94,000	\$94,000	1	\$336,000	\$336,000
W07	-	-	-	-	-	-	-	-	-	2	\$365,000	\$365,000
W08	5	\$218,101	\$205,007	-	-	-	-	-	-	-	-	-
W09	4	\$262,375	\$260,750	-	-	-	1	\$140,000	\$140,000	-	-	-
W10	17	\$154,400	\$152,000	-	-	-	-	-	-	4	\$232,250	\$240,500
W12	3	\$334,300	\$594,900	-	-	-	-	-	-	1	\$243,000	\$243,000
W13	10	\$179,035	\$179,500	-	-	-	-	-	-	2	\$197,250	\$197,250
W14	11	\$153,073	\$171,500	-	-	-	-	-	-	-	-	-
W15	14	\$191,386	\$184,950	-	-	-	-	-	-	-	-	-
W16	15	\$214,920	\$195,000	-	-	-	-	-	-	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	10	\$165,400	\$159,000	-	-	-	1	\$121,000	\$121,000	-	-	-
W19	24	\$203,612	\$199,000	-	-	-	-	-	-	7	\$228,729	\$232,000
W20	47	\$195,622	\$198,000	-	-	-	-	-	-	5	\$203,100	\$205,000
W21	2	\$160,900	\$160,900	-	-	-	-	-	-	7	\$230,429	\$227,000
W22	-	-	-	-	-	-	-	-	-	-	-	-
W23	31	\$172,748	\$180,000	-	-	-	-	-	-	35	\$193,854	\$193,900
W24	26	\$153,727	\$152,750	-	-	-	-	-	-	8	\$164,456	\$160,750
W25	2	\$188,750	\$188,750	-	-	-	-	-	-	1	\$188,000	\$188,000
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	7	\$143,486	\$142,500	-	-	-	-	-	-	1	\$205,000	\$205,000
W28	-	-	-	-	-	-	-	-	-	5	\$193,600	\$195,000
W29	2	\$129,450	\$129,450	-	-	-	-	-	-	1	\$154,500	\$154,500

## SINGLE-FAMILY CENTRAL BREAKDOWN - JULY 2002

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	4	\$349,250	\$331,000	12	\$349,458	\$300,751	109	\$257,050	\$225,000	-	-	-
C02	8	\$762,063	\$724,500	15	\$477,787	\$495,000	9	\$342,222	\$285,000	-	-	-
C03	19	\$438,032	\$329,000	2	\$212,000	\$212,000	5	\$250,900	\$240,000	-	-	-
C04	52	\$576,791	\$563,550	1	\$385,000	\$385,000	15	\$406,253	\$245,000	-	-	-
C06	12	\$456,208	\$387,500	-	-	-	1	\$179,000	\$179,000	-	-	-
C07	16	\$389,031	\$349,000	8	\$301,175	\$289,000	24	\$245,177	\$242,500	1	\$586,000	\$586,000
C08	1	\$225,000	\$225,000	6	\$388,333	\$418,500	63	\$228,071	\$210,000	-	-	-
C09	11	\$1,130,227	\$1,150,000	3	\$848,400	\$1,321,000	4	\$234,450	\$246,650	-	-	-
C10	16	\$762,156	\$580,000	12	\$379,658	\$344,700	13	\$363,646	\$267,500	-	-	-
C11	6	\$516,917	\$486,000	4	\$333,750	\$336,500	11	\$144,315	\$145,000	-	-	-
C12	22	\$1,092,357	\$897,000	-	-	-	3	\$496,333	\$689,000	-	-	-
C13	15	\$371,538	\$350,000	4	\$253,875	\$250,000	14	\$248,093	\$237,000	-	-	-
C14	30	\$485,430	\$415,500	1	\$276,500	\$276,500	43	\$225,865	\$229,000	-	-	-
C15	30	\$461,230	\$436,750	7	\$269,993	\$285,000	21	\$186,848	\$167,000	1	\$291,000	\$291,000

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	13	\$233,192	\$232,000	-	-	-	-	-	-	4	\$329,600	\$316,450
C02	2	\$502,500	\$502,500	-	-	-	-	-	-	10	\$382,020	\$280,750
C03	-	-	-	-	-	-	1	\$119,000	\$119,000	-	-	-
C04	-	-	-	-	-	-	1	\$118,000	\$118,000	1	\$380,000	\$380,000
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	3	\$275,333	\$363,000	-	-	-	-	-	-	1	\$220,000	\$220,000
C08	2	\$407,000	\$407,000	-	-	-	-	-	-	8	\$328,875	\$324,000
C09	-	-	-	-	-	-	-	-	-	-	-	-
C10	1	\$260,200	\$260,200	-	-	-	-	-	-	3	\$355,433	\$480,000
C11	2	\$143,000	\$143,000	-	-	-	-	-	-	-	-	-
C12	4	\$372,825	\$307,650	-	-	-	-	-	-	-	-	-
C13	4	\$219,500	\$218,000	-	-	-	-	-	-	-	-	-
C14	4	\$412,625	\$425,250	-	-	-	-	-	-	2	\$411,400	\$411,400
C15	23	\$224,939	\$229,000	-	-	-	1	\$223,800	\$223,800	-	-	-

## SINGLE-FAMILY NORTH BREAKDOWN - JULY 2002

Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	24	\$468,213	\$390,750	5	\$291,100	\$292,500	11	\$248,191	\$248,000	5	\$295,350	\$295,000
N02	44	\$378,891	\$350,500	2	\$266,000	\$266,000	14	\$244,579	\$234,500	10	\$260,900	\$255,250
N03	47	\$444,506	\$418,000	2	\$281,500	\$281,500	20	\$199,190	\$187,750	5	\$278,400	\$281,000
N04	60	\$370,194	\$365,000	5	\$233,100	\$237,000	1	\$130,000	\$130,000	-	-	-
N05	22	\$385,786	\$342,500	2	\$265,000	\$265,000	-	-	-	-	-	-
N06	34	\$353,852	\$295,000	7	\$208,643	\$216,000	-	-	-	-	-	-
N07	54	\$303,950	\$277,000	13	\$200,154	\$205,000	2	\$148,500	\$148,500	3	\$204,667	\$207,000
N08	67	\$371,710	\$355,000	13	\$257,685	\$263,000	3	\$224,667	\$289,000	-	-	-
N10	25	\$408,954	\$383,750	2	\$247,500	\$247,500	-	-	-	40	\$272,775	\$268,700
N11	93	\$400,248	\$359,000	14	\$262,036	\$261,000	2	\$271,000	\$271,000	8	\$272,750	\$267,500
N12	18	\$343,683	\$316,500	-	-	-	-	-	-	-	-	-
N13	9	\$356,000	\$322,500	-	-	-	-	-	-	-	-	-
N14	12	\$618,583	\$512,500	-	-	-	-	-	-	-	-	-
N15	19	\$295,895	\$246,000	-	-	-	-	-	-	-	-	-
N16	14	\$275,207	\$253,750	-	-	-	-	-	-	-	-	-
N17	57	\$189,695	\$173,000	1	\$175,000	\$175,000	-	-	-	2	\$177,000	\$177,000
N18	26	\$239,265	\$225,750	1	\$158,000	\$158,000	1	\$103,000	\$103,000	8	\$179,029	\$176,500
N19	27	\$207,037	\$203,000	2	\$156,500	\$156,500	2	\$154,250	\$154,250	3	\$173,333	\$187,000
N20	3	\$363,333	\$641,000	-	-	-	-	-	-	-	-	-
N21	4	\$217,125	\$222,750	-	-	-	-	-	-	-	-	-
N22	15	\$177,060	\$176,000	-	-	-	-	-	-	-	-	-
N23	29	\$191,869	\$187,000	-	-	-	-	-	-	1	\$150,000	\$150,000
N24	17	\$178,247	\$156,000	-	-	-	-	-	-	-	-	-

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	6	\$238,250	\$226,500	-	-	-	1	\$255,000	\$255,000	1	\$226,500	\$226,500
N02	2	\$281,500	\$281,500	-	-	-	-	-	-	2	\$274,250	\$274,250
N03	12	\$214,533	\$206,500	-	-	-	1	\$208,000	\$208,000	13	\$282,485	\$282,000
N04	1	\$291,000	\$291,000	-	-	-	-	-	-	10	\$268,839	\$270,000
N05	-	-	-	-	-	-	-	-	-	1	\$222,500	\$222,500
N06	6	\$203,983	\$202,500	-	-	-	-	-	-	6	\$221,783	\$224,850
N07	6	\$174,683	\$172,300	-	-	-	-	-	-	5	\$201,000	\$192,000
N08	6	\$241,400	\$242,000	-	-	-	-	-	-	27	\$240,411	\$240,500
N10	2	\$248,750	\$248,750	-	-	-	-	-	-	-	-	-
N11	8	\$235,388	\$234,400	-	-	-	-	-	-	17	\$251,400	\$251,000
N12	-	-	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	1	\$170,000	\$170,000
N16	2	\$198,250	\$198,250	-	-	-	-	-	-	-	-	-
N17	2	\$199,250	\$199,250	-	-	-	-	-	-	3	\$152,500	\$157,000
N18	-	-	-	-	-	-	-	-	-	1	\$171,000	\$171,000
N19	-	-	-	2	\$204,000	\$204,000	-	-	-	2	\$145,000	\$145,000
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-	-	-
N24	1	\$215,000	\$215,000	-	-	-	-	-	-	2	\$129,450	\$129,450

(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
<b>1966</b>	13,428	\$ 21,360	<b>2002</b>		
<b>1967</b>	12,432	24,078	January	4,869	\$ 262,919
<b>1968</b>	12,245	26,732	February	6,866	270,883
<b>1969</b>	12,493	28,929	March	7,602	274,874
<b>1970</b>	10,498	29,492	April	8,181	277,664
<b>1971</b>	13,085	30,426	May	8,042	278,323
<b>1972</b>	14,613	32,513	June	6,627	278,698
<b>1973</b>	16,335	40,605	<b>July</b>	<b>5,075</b>	<b>275,440</b>
<b>1974</b>	17,318	52,806	<b>Total**</b>	<b>49,730</b>	<b>276,158</b>
<b>1975</b>	22,020	57,581			
<b>1976</b>	19,025	61,389			
<b>1977</b>	20,512	64,559			
<b>1978</b>	21,184	67,333			
<b>1979</b>	23,466	70,830			
<b>1980</b>	26,017	75,694			
<b>1981</b>	29,625	90,203			
<b>1982</b>	25,336	95,496			
<b>1983</b>	30,046	101,626			
<b>1984</b>	31,905	102,318			
<b>1985</b>	45,509	109,094			
<b>1986</b>	52,919	138,925			
<b>1987</b>	43,475	189,105			
<b>1988</b>	49,381	229,635			
<b>1989</b>	38,960	273,698			
<b>1990</b>	26,779	255,020			
<b>1991</b>	38,144	234,313			
<b>1992</b>	41,703	214,971			
<b>1993</b>	38,990	206,490			
<b>1994</b>	44,237	208,921			
<b>1995</b>	39,273	203,028			
<b>1996</b>	55,779	198,150			
<b>1997</b>	58,014	211,307			
<b>1998</b>	55,344	216,815			
<b>1999</b>	58,957	228,372			
<b>2000</b>	58,343	243,255			
<b>2001</b>					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
<b>Total</b>	<b>67,612</b>	<b>251,508</b>			

\* 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.

