

# Market Watch

For Further Information: 443-8151

July, 1997

## Awesome '97 continues

Toronto - Friday, August 1, 1997 — The market for existing homes continues to outperform the same period last year, proof that the near-record performance of 1996 is carrying over into 1997, according to the Toronto Real Estate Board (TREB).

Figures show that TREB Members reported 5,024 sales of single-family dwellings in July 1997, representing an almost negligible decrease from the 5,046 sales recorded in June of this year. However, July's totals are an 11 per cent increase over the 4,539 sales recorded in July 1996, marking the 19th consecutive time that sales have bettered year-ago levels.

"Overall, sales levels are strong and no one category dominates the market," says TREB President Jerry England. "Last year we saw a definite resurgence in the resale home marketplace and this year we're continuing to build on what is now considered to be the benchmark of the nineties."

Both the average and the median prices declined marginally in July. The average price fell one per cent to \$213,634 from \$215,638 in June and the median price also dropped to \$184,100 from \$185,000 in June. However, when compared to July 1996, both the average and median prices are up 7 per cent from \$199,856 and \$172,500 respectively.

Mr. England pointed out that the real estate

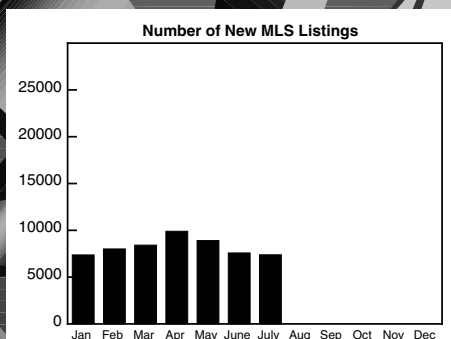
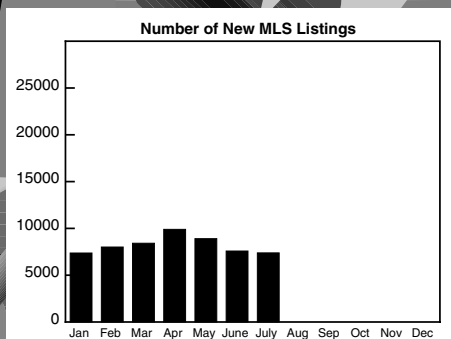
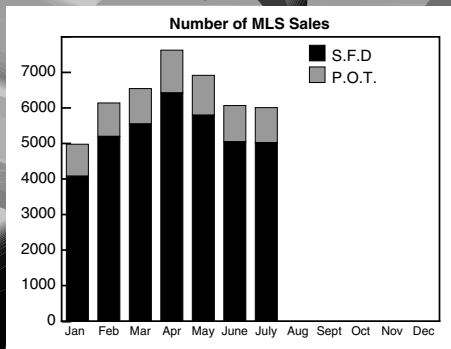
sector has once more become a key part of the region's economic recovery.

TREB's 5,024 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,073,300,562 and averaged \$213,634. The median price was \$184,100.

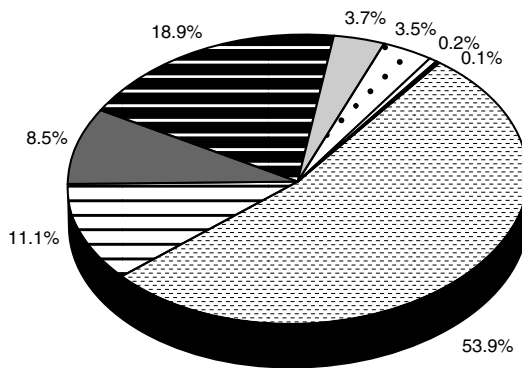
Breaking down the total 1,853 sales were reported in TREB's 28 West districts and averaged \$193,184; 796 sales were reported in the 14 Central districts and averaged \$303,834; 952 sales were reported in the 23 North districts and averaged \$237,182; and 1,423 sales were reported in TREB's 21 East districts and averaged \$174,056.

In addition to the sales of single-family dwellings, TREB Members reported 985 sales of properties of other types (P.O.T.) during July moving the total to 6,009. The dollar volume for properties of all types (P.A.T.) was \$1,321,621,647 and the average price was \$219,940.

*Please note that TREB has introduced a new MLS district, W-29, which now covers the municipality of Orangeville, (previously included in W-28). Separate figures for the new district appear in this edition of Market Watch. While overall sales and prices will be unaffected, readers will note some changes in W-28 as a result of the new boundaries.*



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,710	\$223,000
Semi Detached	558	175,000
Condo T.H.	425	142,500
Condo Apt.	952	126,400
Link	187	180,000
Attached/Row	177	163,000
Co-op Apt.	11	72,000
Detached Condo	4	143,000

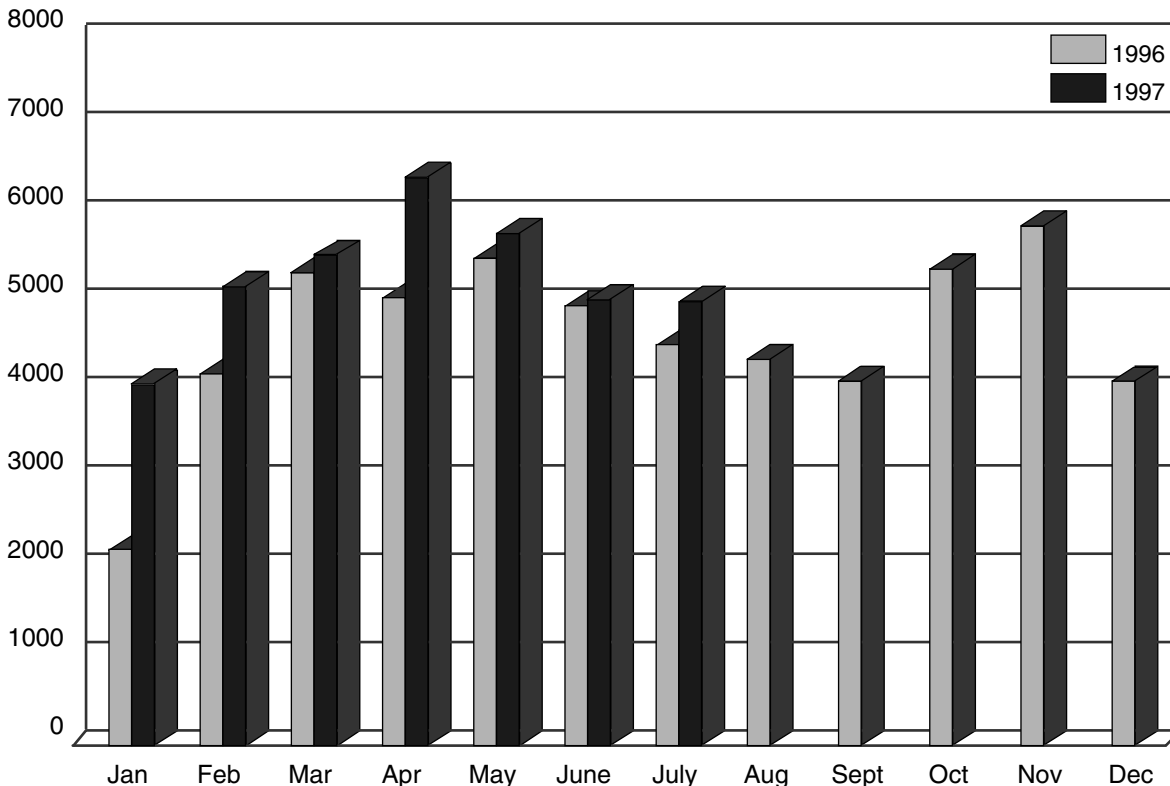
### Housing Market Indicators

	July 1996	July 1997	% Change
Sales*	4,539	5,024	(+11%)
New Listings*	7,336	7,384	(+1%)
Active Listings**	26,138	21,866	(-16%)

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — July

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	221 (4.4)	162 (17.0)	22 (5.2)
90,001 to 110,000	261 (5.2)	159 (16.7)	34 (8.0)
110,001 to 120,000	219 (4.4)	98 (10.3)	37 (8.7)
120,001 to 130,000	258 (5.1)	98 (10.3)	56 (13.2)
130,001 to 140,000	242 (4.8)	74 (7.8)	53 (12.5)
140,001 to 150,000	251 (5.0)	48 (5.1)	54 (12.7)
150,001 to 160,000	321 (6.4)	46 (4.8)	42 (9.9)
160,001 to 170,000	320 (6.4)	44 (4.6)	35 (8.2)
170,001 to 180,000	309 (6.1)	25 (2.6)	22 (5.2)
180,001 to 190,000	324 (6.4)	43 (4.5)	20 (4.7)
190,001 to 200,000	226 (4.5)	23 (2.4)	9 (2.1)
200,001 to 225,000	487 (9.7)	39 (4.1)	14 (3.3)
225,001 to 250,000	431 (8.6)	39 (4.1)	7 (1.7)
250,001 to 300,000	486 (9.7)	33 (3.5)	9 (2.1)
300,001 to 400,000	372 (7.4)	14 (1.5)	9 (2.1)
400,001 to 500,000	154 (3.1)	6 (.6)	1 (.2)
500,001 to 750,000	107 (2.1)	1 (.1)	1 (.2)
750,000 to 1,000,000	24 (.5)	— (—)	— (—)
1,000,001 to 1,500,000	9 (.2)	— (—)	— (—)
Over 1,500,000	2 (.0)	— (—)	— (—)
<b>TOTAL</b>	<b>5,024 100.0</b>	<b>952* 100.0</b>	<b>425** 100.0</b>

\* 952 condominium apartments sold for \$135,398,789, averaging \$142,225

\*\* 425 condominium townhouses sold for \$64,339,957, averaging \$151,388

## Single-Family Residential July 1997

<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>East</b>						
E-1	205	106	71	\$13,473,427	\$189,767	\$173,500
E-2	162	88	55	12,350,000	224,545	206,000
E-3	293	130	102	17,484,500	171,417	174,375
E-4	150	59	70	10,664,800	152,354	169,700
E-5	285	118	86	16,532,850	192,242	193,000
E-6	144	77	46	8,317,505	180,815	161,500
E-7	377	176	108	21,068,785	195,081	182,000
E-8	223	110	70	12,698,000	181,400	170,000
E-9	204	105	54	8,887,850	164,590	172,000
E-10	146	73	56	11,743,219	209,700	210,000
E-11	217	97	69	10,647,400	154,310	166,000
E-12	66	27	30	5,171,000	172,367	162,750
E-13	246	106	104	19,599,612	188,458	182,250
E-14	257	123	98	16,592,870	169,315	163,500
E-15	214	96	81	14,439,223	178,262	175,000
E-16	403	162	173	22,827,500	131,951	126,000
E-17	235	81	79	11,762,640	148,894	137,900
E-18	16	10	2	371,000	185,500	185,500
E-19	22	12	10	2,886,000	288,600	286,500
E-20	69	39	22	3,768,550	171,298	163,450
E-21	97	35	37	6,395,060	172,839	163,000
<b>Total</b>	<b>4,031</b>	<b>1,830</b>	<b>1,423</b>	<b>\$247,681,791</b>	<b>\$174,056</b>	<b>\$167,500</b>
<b>West</b>						
W-1	81	33	44	\$11,600,400	\$263,645	\$227,500
W-2	154	76	54	12,247,000	226,796	211,000
W-3	196	110	57	8,151,650	143,011	141,000
W-4	156	70	53	8,832,200	166,645	170,000
W-5	183	78	59	9,217,100	156,222	180,000
W-6	170	81	51	10,024,550	196,560	185,000
W-7	83	43	34	8,203,000	241,265	215,000
W-8	230	122	85	24,231,113	285,072	245,000
W-9	132	68	39	7,715,900	197,844	205,000
W-10	240	123	93	13,740,401	147,746	145,000
W-12	213	96	75	13,679,800	182,397	160,000
W-13	204	97	74	18,795,625	253,995	204,500
W-14	145	64	50	8,262,400	165,248	162,950
W-15	233	85	132	18,318,093	138,773	122,750
W-16	216	89	88	18,042,357	205,027	188,250
W-17	-	-	-	-	-	-
W-18	82	36	27	4,256,500	157,648	167,000
W-19	260	107	111	22,894,507	206,257	195,000
W-20	333	186	160	32,496,000	203,100	182,750
W-21	147	69	57	15,024,600	263,589	240,100
W-22	4	1	4	759,000	189,750	191,000
W-23	417	175	212	37,835,600	178,470	172,250
W-24	298	116	143	22,657,090	158,441	154,000
W-25	18	8	5	1,027,400	205,480	184,900
W-26	6	2	-	-	-	-
W-27	112	39	62	11,915,150	192,180	177,000
W-28	162	68	53	13,024,290	245,741	237,000
W-29	57	17	31	5,018,050	161,873	150,000
<b>Total</b>	<b>4,532</b>	<b>2,059</b>	<b>1,853</b>	<b>\$357,969,776</b>	<b>\$193,184</b>	<b>\$176,800</b>

July 1997 continued

Area	Listed	Re-runs	Sales	Dollar Volume	Av. Price	Med. Price
<b>Central</b>						
C-1	283	131	101	\$19,044,085	\$188,555	\$168,888
C-2	170	98	44	16,661,700	378,675	329,500
C-3	136	79	35	13,029,900	372,283	275,000
C-4	189	87	92	33,101,733	359,801	292,750
C-6	57	34	16	3,561,718	222,607	225,500
C-7	148	67	57	13,349,428	234,200	223,000
C-8	222	113	72	13,405,300	186,185	156,000
C-9	96	58	35	21,277,447	607,927	466,108
C-10	124	64	61	19,839,450	325,237	290,000
C-11	57	20	25	6,542,150	261,686	269,900
C-12	146	79	33	23,768,290	720,251	478,000
C-13	129	69	55	12,072,426	219,499	194,800
C-14	229	122	76	22,644,650	297,956	267,500
C-15	236	101	94	23,553,730	250,572	233,500
<b>Total</b>	<b>2,222</b>	<b>1,122</b>	<b>796</b>	<b>\$241,852,007</b>	<b>\$303,834</b>	<b>\$244,450</b>
<b>North</b>						
N-1	219	97	62	\$16,283,400	\$262,635	\$225,500
N-2	229	102	85	22,530,100	265,060	245,000
N-3	343	170	100	29,410,618	294,106	247,500
N-4	177	80	46	12,678,480	275,619	277,500
N-5	31	16	4	1,251,165	312,791	282,582
N-6	161	68	59	15,298,800	259,302	238,500
N-7	174	84	83	16,812,200	202,557	205,000
N-8	154	79	51	14,558,800	285,467	270,000
N-10	144	75	50	11,690,575	233,812	216,112
N-11	351	210	102	28,653,850	280,920	260,900
N-12	56	24	20	5,780,800	289,040	252,500
N-13	40	21	9	2,151,600	239,067	161,000
N-14	63	30	15	3,998,400	266,560	235,000
N-15	83	30	23	4,739,900	206,083	188,000
N-16	73	29	16	3,113,700	194,606	186,000
N-17	220	81	69	11,069,900	160,433	128,000
N-18	87	25	41	7,223,400	176,180	170,000
N-19	123	44	43	7,204,800	167,553	157,500
N-20	38	20	13	2,926,800	225,138	202,300
N-21	17	4	9	1,504,400	167,156	150,000
N-22	37	17	14	1,750,600	125,043	123,500
N-23	96	27	28	3,944,200	140,864	143,700
N-24	52	25	10	1,220,500	122,050	119,000
<b>Total</b>	<b>2,968</b>	<b>1,358</b>	<b>952</b>	<b>\$225,796,988</b>	<b>\$237,182</b>	<b>\$216,500</b>
<b>Grand Total</b>	<b>13,753</b>	<b>6,369</b>	<b>5,024</b>	<b>\$1,073,300,562</b>	<b>\$213,634</b>	<b>\$184,100</b>

Listed includes Reruns: East (1,830-45%) West (2,059-45%) Central(1,122-50%) North(1,358-46%)

\* Sales to Listings Ratio (SFD only): 36.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	45	97%
WEST	46	96%
CENTRAL	45	96%
NORTH	56	96%
<b>TOTAL</b>	<b>47</b>	<b>96%</b>

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

## Seven Month Single-Family January to July 1997

<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	1,447	481	\$89,420,564	\$185,906	\$171,500
E-2	1,181	484	114,072,621	235,687	212,995
E-3	2,302	840	141,785,630	168,792	167,500
E-4	989	431	66,093,768	153,350	165,000
E-5	1,970	734	138,320,565	188,448	185,000
E-6	952	311	58,971,666	189,620	171,000
E-7	2,170	808	152,574,390	188,830	185,000
E-8	1,660	551	94,144,123	170,860	165,000
E-9	1,381	403	67,041,969	166,357	173,200
E-10	1,071	385	81,183,639	210,867	209,000
E-11	1,457	554	86,550,238	156,228	158,600
E-12	402	196	31,995,070	163,240	158,000
E-13	1,731	680	126,598,808	186,175	182,000
E-14	1,875	822	135,502,184	164,845	164,000
E-15	1,550	714	124,559,162	174,453	170,000
E-16	3,191	1,334	171,495,826	128,558	124,900
E-17	1,524	594	86,560,710	145,725	139,000
E-18	115	23	6,415,000	278,913	245,000
E-19	123	31	7,628,320	246,075	241,765
E-20	405	126	20,537,550	162,996	153,000
E-21	625	221	36,882,759	166,890	158,000
<b>Total</b>	<b>28,121</b>	<b>10,723</b>	<b>\$1,838,334,562</b>	<b>\$171,438</b>	<b>N/A</b>
<b>West</b>					
W-1	696	266	\$59,010,980	\$221,846	\$194,500
W-2	1,171	415	92,644,904	223,241	202,250
W-3	1,435	448	67,264,899	150,145	148,000
W-4	1,006	347	53,895,533	155,319	157,000
W-5	1,401	508	74,458,216	146,571	145,000
W-6	1,179	429	84,216,950	196,310	181,000
W-7	615	235	60,092,057	255,711	245,750
W-8	1,909	723	219,713,841	303,892	252,500
W-9	956	335	64,276,118	191,869	200,000
W-10	1,661	615	92,914,464	151,080	164,000
W-12	1,535	532	111,754,582	210,065	189,000
W-13	1,669	648	154,028,761	237,699	207,250
W-14	1,067	398	74,257,646	186,577	184,000
W-15	1,684	836	112,398,752	134,448	120,150
W-16	1,596	753	155,213,551	206,127	192,250
W-17	11	-	-	-	-
W-18	491	205	30,934,378	150,899	158,000
W-19	2,046	892	180,454,214	202,303	201,500
W-20	2,525	1,133	229,585,871	202,635	183,000
W-21	1,244	587	149,894,759	255,357	231,000
W-22	45	18	3,464,000	192,444	170,000
W-23	3,186	1,555	276,128,912	177,575	171,000
W-24	2,348	1,140	181,758,706	159,437	156,400
W-25	123	48	11,057,066	230,356	169,750
W-26	25	3	804,300	268,100	288,000
W-27	798	367	69,453,893	189,248	178,000
W-28	1,416	486	107,889,116	221,994	208,500
W-29	57	31	5,018,050	161,873	150,000
<b>Total</b>	<b>33,895</b>	<b>13,953</b>	<b>\$2,722,584,519</b>	<b>\$195,125</b>	<b>N/A</b>

**Seven Month Single-Family continued  
January to July 1997**

<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	1,793	622	\$119,362,078	\$191,900	\$166,700
C-2	1,261	393	127,182,096	323,619	259,000
C-3	1,048	343	130,056,582	379,174	275,000
C-4	1,510	602	227,933,143	378,626	339,450
C-6	397	122	34,777,336	285,060	255,000
C-7	1,077	380	92,155,829	242,515	225,000
C-8	1,413	476	88,095,007	185,074	157,500
C-9	650	223	122,204,347	548,002	460,000
C-10	1,040	407	144,651,715	355,410	285,000
C-11	492	226	54,489,601	241,104	250,000
C-12	1,048	234	143,716,640	614,174	512,500
C-13	942	373	82,654,886	221,595	205,250
C-14	1,769	499	151,417,129	303,441	255,000
C-15	1,828	680	156,726,019	230,479	206,000
<b>Total</b>	<b>16,268</b>	<b>5,580</b>	<b>\$1,675,422,408</b>	<b>\$300,255</b>	<b>N/A</b>
<b>North</b>					
N-1	1,483	435	\$115,424,047	\$265,343	\$251,387
N-2	1,605	616	158,864,724	257,897	245,000
N-3	2,391	700	196,153,283	280,219	240,000
N-4	1,141	347	93,916,913	270,654	257,125
N-5	282	64	20,639,965	322,499	297,500
N-6	1,196	419	107,835,820	257,365	231,250
N-7	1,398	607	123,764,408	203,895	203,000
N-8	1,438	377	103,451,518	274,407	264,000
N-10	1,086	385	91,662,282	238,084	222,000
N-11	2,396	723	206,624,984	285,788	270,000
N-12	469	136	34,158,490	251,165	225,000
N-13	245	42	11,568,900	275,450	186,500
N-14	529	148	42,668,110	288,298	270,000
N-15	581	211	44,952,900	213,047	195,000
N-16	423	148	29,856,543	201,733	184,000
N-17	1,548	530	72,990,720	137,718	129,500
N-18	577	208	35,400,300	170,194	171,000
N-19	758	265	43,623,888	164,618	154,000
N-20	162	39	8,196,200	210,159	200,000
N-21	151	45	7,213,100	160,291	154,000
N-22	265	99	13,869,750	140,098	130,000
N-23	691	206	28,868,083	140,136	139,900
N-24	385	114	14,855,150	130,308	121,500
<b>Total</b>	<b>21,200</b>	<b>6,864</b>	<b>\$1,606,560,078</b>	<b>\$234,056</b>	<b>N/A</b>
<b>Grand Total</b>	<b>99,484</b>	<b>37,120</b>	<b>\$7,842,901,567</b>	<b>\$211,285</b>	<b>N/A</b>

Includes Re-runs:

East	11,707	West	13,567
Central	7,620	North	9,025

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









## Single-Family West Breakdown July 1997

Detached Houses			Semi-Attached Houses			
Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
W-1	21	349,833	265,000	10	223,090	220,500
W-2	26	281,769	285,000	21	174,071	165,000
W-3	32	150,442	142,500	15	149,800	150,000
W-4	36	192,331	180,500	3	177,833	173,500
W-5	11	191,791	205,000	25	196,496	192,500
W-6	29	188,048	181,000	4	181,850	169,750
W-7	29	254,931	225,000	3	171,333	172,000
W-8	54	349,708	320,000	1	190,000	190,000
W-9	18	286,322	274,000	2	177,500	177,500
W-10	40	203,860	195,250	4	177,250	175,000
W-12	34	241,218	227,500	5	175,200	180,000
W-13	43	337,054	264,600	8	167,063	169,000
W-14	12	251,750	237,500	4	197,500	188,000
W-15	12	235,883	244,500	11	194,082	185,000
W-16	38	266,400	250,450	9	169,367	176,000
W-17	-	-	-	-	-	-
W-18	13	167,192	172,000	11	166,136	165,000
W-19	54	256,328	244,750	3	195,900	192,700
W-20	75	251,253	235,000	20	176,895	176,650
W-21	43	294,795	280,000	2	194,250	194,250
W-22	4	189,750	191,000	-	-	-
W-23	125	198,892	186,000	31	162,244	159,900
W-24	56	206,020	195,500	19	164,189	163,000
W-25	4	215,100	191,700	-	-	-
W-26	-	-	-	-	-	-
W-27	41	224,006	200,000	1	93,000	93,000
W-28	46	258,304	244,500	4	151,600	150,750
W-29	20	184,435	176,000	9	122,872	124,000

Townhouse Condominiums			Condominium Apartments			Link Houses		
Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	9	140,444	132,000	-	-	-
W-2	-	-	5	194,500	187,500	-	-	-
W-3	-	-	7	102,786	82,000	-	-	-
W-4	-	-	13	90,377	93,000	-	-	-
W-5	6	115,000	15	93,467	93,000	-	-	-
W-6	-	-	17	211,544	190,500	-	-	-
W-7	1	188,000	1	108,000	108,000	-	-	-
W-8	3	366,667	26	153,265	132,500	-	-	-
W-9	1	260,000	17	110,653	82,000	-	-	-
W-10	11	126,673	37	89,841	84,900	1	159,500	159,500
W-12	8	146,313	28	122,568	109,500	-	-	-
W-13	12	128,617	8	95,063	89,250	-	-	-
W-14	18	134,650	13	119,669	126,000	2	205,000	205,000
W-15	18	136,133	87	116,772	115,000	3	188,333	187,000
W-16	26	164,802	13	131,385	109,000	2	201,000	201,000
W-17	-	-	-	-	-	-	-	-
W-18	2	86,500	1	82,500	82,500	-	-	-
W-19	17	156,576	26	146,246	130,100	-	-	-
W-20	49	155,882	5	104,600	105,000	3	175,500	171,500
W-21	4	145,225	5	169,800	113,000	1	179,000	179,000
W-22	-	-	-	-	-	-	-	-
W-23	13	125,985	13	122,000	120,000	4	181,000	181,000
W-24	27	124,661	32	102,003	93,250	2	170,000	170,000
W-25	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	12	120,700	3	124,333	118,000	3	142,500	140,000
W-28	1	182,000	-	-	-	1	189,900	189,900
W-29	1	104,500	1	104,500	104,500	-	-	-

Attached/Row			Co-op Apartments			Detached Condominiums		
Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	4	189,750	139,500	-	-	-	-	-
W-2	2	146,500	146,500	-	-	-	-	-
W-3	3	123,667	127,000	-	-	-	-	-
W-4	1	199,900	199,900	-	-	-	-	-
W-5	-	-	-	2	51,500	51,500	-	-
W-6	1	247,500	247,500	-	-	-	-	-
W-7	-	-	-	-	-	-	-	-
W-8	-	-	-	1	72,000	72,000	-	-
W-9	-	-	-	1	66,000	66,000	-	-
W-10	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-
W-13	2	148,500	148,500	-	-	1	364,900	364,900
W-14	-	-	-	1	62,000	62,000	-	-
W-15	1	178,000	178,000	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-
W-19	11	181,900	185,000	-	-	-	-	-
W-20	7	182,200	184,000	-	-	1	151,000	151,000
W-21	2	175,500	175,500	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-
W-23	26	153,723	150,500	-	-	-	-	-
W-24	7	147,200	153,000	-	-	-	-	-
W-25	1	167,000	167,000	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	2	194,500	194,500	-	-	-	-	-
W-28	1	164,000	164,000	-	-	-	-	-
W-29	1	119,000	119,000	-	-	-	-	-

# Market Watch

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
<b>1996</b>					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
July	5,325	4,539	1,103,019,345	207,140	199,856
August	5,104	4,372	1,050,637,385	205,846	197,622
September	4,848	4,123	976,472,171	201,417	195,486
October	6,281	5,398	1,282,350,382	204,163	199,882
November	6,959	5,878	1,424,064,031	204,636	195,801
December	5,012	4,127	1,037,995,827	207,102	196,016
<b>TOTAL</b>	<b>65,760</b>	<b>55,779</b>	<b>13,497,191,369</b>	<b>205,249</b>	<b>198,150</b>
<b>1997</b>					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
April	7,626	6,423	1,747,789,607	229,188	213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
July	6,009	5,024	1,321,621,647	219,940	213,634
<b>TOTAL</b>	<b>44,286</b>	<b>37,120</b>	<b>9,726,197,527</b>	<b>219,622</b>	<b>211,285</b>

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

