

# Market Watch

For Further Information: 443-8151

December, 1997

## 1997: Best year for the decade!

TORONTO - Friday, January 2, 1998 — Toronto's resale market had a banner year in 1997 with TREB Members reporting 58,014 sales of single-family dwellings, Jimmy Lee, the newly elected 1998 President of the Toronto Real Estate Board, reported today.

Last year's sales were up four per cent from the 55,779 sales recorded in 1996 and mark the best performance of the decade. Further, the year end cumulative average price was \$211,307 up seven per cent from \$198,150 in 1996.

"It certainly was an outstanding year for the resale market," commented Mr. Lee.

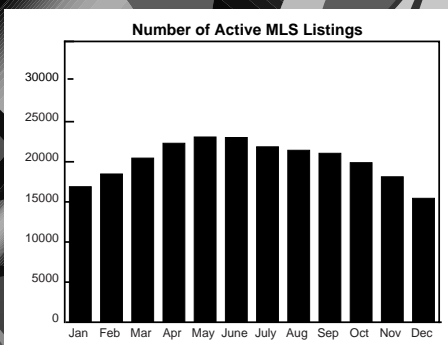
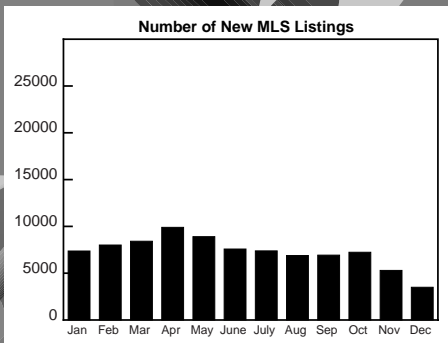
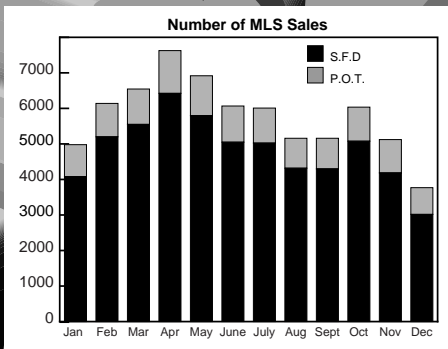
Looking at December results, Mr. Lee noted the slowdown first experienced in November continued as TREB Members reported 3,017 sales, down 27 per cent from 4,127 during the same month last year and down 28 per cent from 4,185 in November. The average price for

December dipped to \$205,710 and the median price was \$180,000.

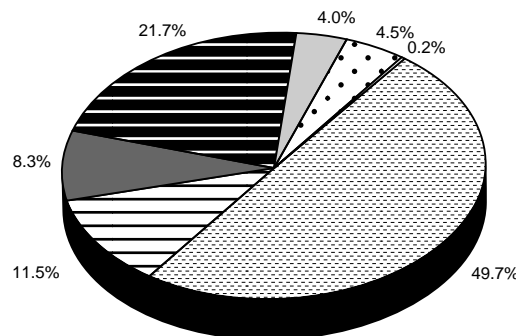
TREB's 3,017 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$620,628,046, and averaged \$205,710. The median price was \$180,000.

Breaking down the total 1,231 sales were reported in TREB's 28 West districts and averaged \$190,184; 454 sales were reported in the 14 Central districts and averaged \$285,454; 515 sales were reported in the 23 North districts and averaged \$233,375; and 817 sales were reported in TREB's 21 East districts and averaged \$167,353.

In addition to the sales of single-family dwellings, TREB Members reported 752 sales of properties of other types (P.O.T.) during December moving the total to 3,769. The dollar volume for properties of all types (P.A.T.) was \$865,690,228, and the average price was \$229,687.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	1,501	\$218,500
Semi Detached	346	179,000
Condo T.H.	252	142,500
Condo Apt.	656	122,500
Link	122	180,200
Attached/Row	135	169,000
Co-op Apt.	5	91,000
Detached Condo	-	-

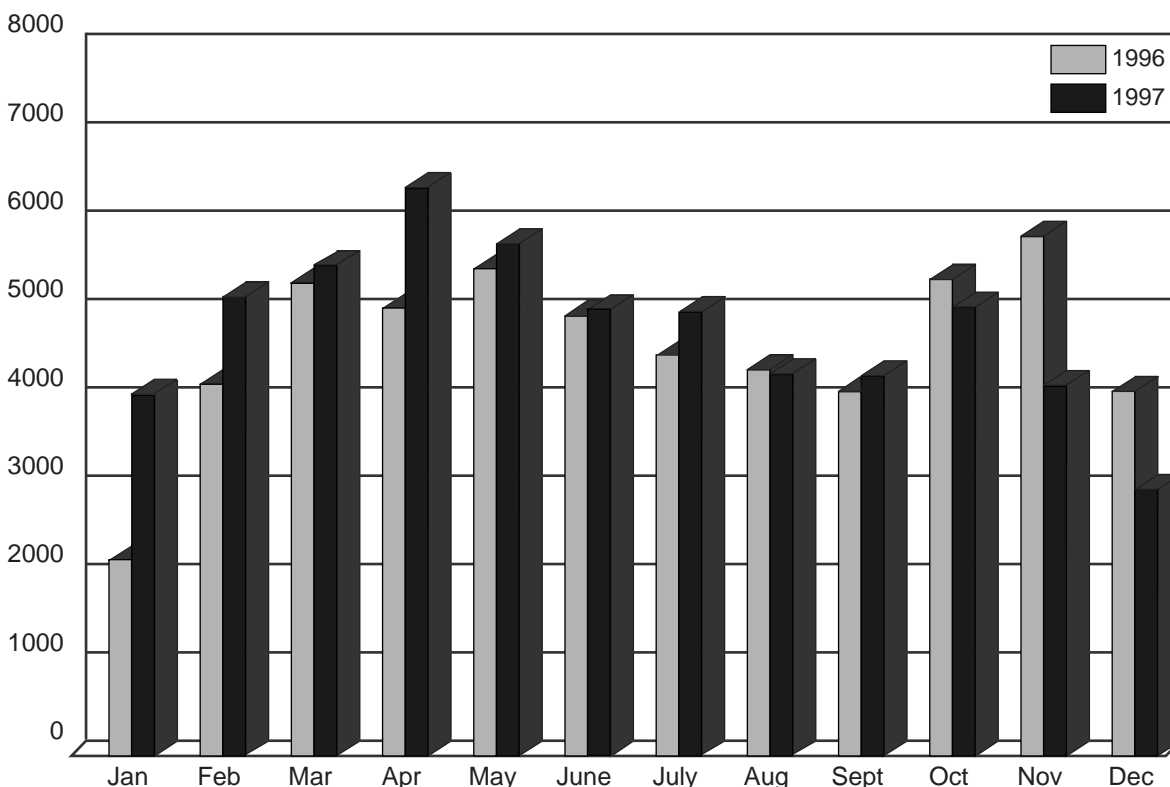
### Housing Market Indicators

	December 1996	December 1997	% Change
Sales*	4,127	3,017	(-27%)
New Listings*	3,771	3,498	(-7%)
Active Listings**	16,964	15,448	(-9%)

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — December

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	143 (4.7)	109 (16.6)	13 (5.2)
90,001 to 110,000	220 (7.3)	145 (22.1)	26 (10.3)
110,001 to 120,000	123 (4.1)	61 (9.3)	17 (6.7)
120,001 to 130,000	156 (5.2)	61 (9.3)	37 (14.7)
130,001 to 140,000	133 (4.4)	42 (6.4)	28 (11.1)
140,001 to 150,000	166 (5.5)	41 (6.3)	34 (13.5)
150,001 to 160,000	182 (6.0)	27 (4.1)	25 (9.9)
160,001 to 170,000	195 (6.5)	36 (5.5)	15 (5.9)
170,001 to 180,000	221 (7.3)	23 (3.5)	19 (7.5)
180,001 to 190,000	185 (6.1)	14 (2.1)	11 (4.4)
190,001 to 200,000	163 (5.4)	17 (2.6)	7 (2.8)
200,001 to 225,000	297 (9.8)	20 (3.1)	10 (4.0)
225,001 to 250,000	258 (5.6)	21 (3.2)	3 (1.2)
250,001 to 300,000	246 (8.2)	15 (2.3)	1 (0.4)
300,001 to 400,000	184 (6.1)	15 (2.3)	3 (1.2)
400,001 to 500,000	67 (2.2)	3 (0.5)	1 (0.4)
500,001 to 750,000	52 (1.7)	4 (0.6)	2 (0.8)
750,000 to 1,000,000	15 (0.5)	1 (0.1)	— (—)
1,000,001 to 1,500,000	8 (0.3)	1 (0.1)	— (—)
Over 1,500,000	3 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>3,017 100.0</b>	<b>656* 100.0</b>	<b>252** 100.0</b>

\* 656 condominium apartments sold for \$94,046,810, averaging \$143,364

\*\* 252 condominium townhouses sold for \$38,187,243, averaging \$151,536.

# Market Watch

## Single-Family Residential December 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><u>East</u></b>						
E-1	94	41	46	\$7,844,000	\$170,522	\$160,000
E-2	96	58	40	8,854,000	221,350	200,000
E-3	163	80	78	12,950,247	166,029	161,000
E-4	56	22	37	4,745,600	128,259	124,000
E-5	177	78	54	10,101,976	187,074	175,000
E-6	69	33	22	4,246,450	193,020	164,500
E-7	123	49	59	10,254,343	173,802	181,000
E-8	101	54	39	6,346,875	162,740	154,000
E-9	85	41	37	5,588,600	151,043	160,000
E-10	49	29	19	3,958,800	208,358	215,000
E-11	93	39	38	5,967,940	157,051	158,950
E-12	32	16	14	3,058,715	218,480	195,250
E-13	148	84	69	12,522,056	181,479	172,500
E-14	143	74	58	9,804,350	169,041	167,000
E-15	98	28	46	7,840,200	170,439	159,750
E-16	201	89	93	11,814,365	127,036	117,500
E-17	122	56	51	7,636,800	149,741	138,000
E-18	5	2	1	300,000	300,000	300,000
E-19	10	4	3	649,000	216,333	196,000
E-20	18	9	5	723,000	144,600	124,000
E-21	34	11	8	1,520,200	190,025	152,500
<b>Total</b>	<b>1,917</b>	<b>897</b>	<b>817</b>	<b>\$136,727,517</b>	<b>\$167,353</b>	<b>\$160,000</b>
<b><u>West</u></b>						
W-1	48	27	28	\$6,808,600	\$243,164	\$225,500
W-2	79	34	37	7,391,200	199,762	189,500
W-3	104	49	39	6,147,200	157,621	148,000
W-4	60	30	34	5,044,500	148,368	149,500
W-5	92	38	57	8,672,500	152,149	132,000
W-6	98	44	40	8,522,000	213,050	184,000
W-7	29	17	32	7,707,000	240,844	237,500
W-8	113	64	56	14,648,900	261,588	212,500
W-9	57	31	21	2,810,550	133,836	90,000
W-10	137	60	60	8,841,950	147,366	133,750
W-12	75	39	41	10,161,800	247,849	215,000
W-13	97	50	35	8,058,350	230,239	215,000
W-14	79	37	31	5,622,700	181,377	177,900
W-15	118	46	104	14,293,887	137,441	121,500
W-16	96	44	46	8,766,250	190,571	184,750
W-17	-	-	-	-	-	-
W-18	47	22	23	3,441,300	149,622	156,000
W-19	136	53	79	16,554,240	209,547	196,000
W-20	167	66	97	18,412,477	189,819	180,000
W-21	70	38	38	11,317,000	297,816	262,500
W-22	4	2	-	-	-	-
W-23	246	111	154	27,878,850	181,031	175,000
W-24	143	56	96	14,787,350	154,035	144,500
W-25	9	2	5	1,365,000	273,000	290,000
W-26	3	1	2	388,500	194,250	194,250
W-27	57	22	31	6,181,650	199,408	197,000
W-28	63	32	36	9,000,400	250,011	233,450
W-29	38	9	9	1,292,000	143,556	132,500
<b>Total</b>	<b>2,265</b>	<b>1,024</b>	<b>1,231</b>	<b>\$234,116,154</b>	<b>\$190,184</b>	<b>\$177,500</b>

# Market Watch

December 1997 continued

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>						
C-1	130	53	61	\$11,813,275	\$193,660	\$176,000
C-2	71	40	36	10,724,650	297,907	227,500
C-3	57	31	32	13,267,550	414,611	262,750
C-4	87	40	39	15,171,706	389,018	329,500
C-6	28	18	11	3,521,180	320,107	279,000
C-7	89	44	38	8,738,810	229,969	226,330
C-8	102	41	53	9,542,550	180,048	172,500
C-9	42	29	15	7,110,900	474,060	265,000
C-10	55	27	26	7,484,370	287,860	255,000
C-11	37	14	24	4,524,000	188,500	122,250
C-12	65	42	22	14,631,200	665,055	585,000
C-13	57	26	20	4,000,588	200,029	178,750
C-14	102	47	27	7,969,188	295,155	255,000
C-15	127	72	50	11,096,338	221,927	201,500
<b>Total</b>	<b>1,049</b>	<b>524</b>	<b>454</b>	<b>\$129,596,305</b>	<b>\$285,454</b>	<b>\$225,000</b>
<b>North</b>						
N-1	79	36	27	\$7,653,300	\$283,456	\$202,000
N-2	100	44	50	13,765,750	275,315	246,000
N-3	137	71	53	15,715,878	296,526	257,500
N-4	97	47	32	7,695,930	240,498	252,500
N-5	12	7	4	1,196,000	299,000	228,000
N-6	73	32	25	6,013,913	240,557	220,000
N-7	96	54	41	7,771,300	189,544	184,000
N-8	92	44	25	6,669,999	266,800	245,000
N-10	99	40	46	10,778,000	234,304	210,500
N-11	159	81	47	13,344,150	283,918	253,000
N-12	23	8	9	2,847,000	316,333	269,000
N-13	11	5	4	533,250	133,313	134,125
N-14	15	9	15	4,540,800	302,720	280,000
N-15	29	14	14	2,650,150	189,296	182,450
N-16	40	22	13	2,345,800	180,446	183,000
N-17	97	37	39	5,031,600	129,015	115,900
N-18	31	15	23	4,234,500	184,109	167,000
N-19	45	22	17	3,098,000	182,235	163,000
N-20	4	1	3	395,700	131,900	136,200
N-21	10	4	2	331,500	165,750	165,750
N-22	20	7	3	421,000	140,333	141,000
N-23	37	8	13	1,984,000	152,615	158,500
N-24	31	17	10	1,170,550	117,055	101,950
<b>Total</b>	<b>1,337</b>	<b>625</b>	<b>515</b>	<b>\$120,188,070</b>	<b>\$233,375</b>	<b>\$205,500</b>
<b>Grand Total</b>	<b>6,568</b>	<b>3,070</b>	<b>3,017</b>	<b>\$620,628,046</b>	<b>\$205,710</b>	<b>\$180,000</b>

Listed includes Reruns: East (897-47%) West (1,024-45%) Central (524-50%) North (625-47%)

\* Sales to Listings Ratio (SFD only): 45.9%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	51	96%
WEST	49	96%
CENTRAL	51	96%
NORTH	61	96%
<b>TOTAL</b>	<b>52</b>	<b>96%</b>

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

# Market Watch

## Twelve Month Single-Family January to December 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	2,210	751	\$136,605,409	\$181,898	\$168,844
E-2	1,880	747	173,867,946	232,755	210,000
E-3	3,727	1,381	231,540,593	167,662	165,000
E-4	1,583	676	102,555,518	151,709	163,500
E-5	3,348	1,129	212,154,501	187,914	184,000
E-6	1,508	482	91,758,576	190,370	169,000
E-7	3,536	1,262	234,874,786	186,113	183,000
E-8	2,658	855	143,362,139	167,675	165,000
E-9	2,212	650	107,001,384	164,618	170,000
E-10	1,602	563	118,536,739	210,545	209,000
E-11	2,231	835	130,539,416	156,335	158,000
E-12	622	276	46,219,535	167,462	161,750
E-13	2,940	1,085	202,326,289	186,476	182,500
E-14	3,015	1,244	205,737,909	165,384	165,000
E-15	2,401	1,083	188,801,722	174,332	169,000
E-16	5,048	2,033	260,326,934	128,051	124,900
E-17	2,359	937	138,888,393	148,227	139,000
E-18	161	31	8,646,500	278,919	250,250
E-19	194	64	15,828,720	247,324	227,500
E-20	628	197	32,070,450	162,794	153,000
E-21	957	324	53,183,459	164,146	155,000
<b>Total</b>	<b>44,820</b>	<b>16,605</b>	<b>\$2,834,826,918</b>	<b>\$170,721</b>	<b>N/A</b>
<b>West</b>					
W-1	1,140	422	\$93,359,245	\$221,230	\$197,500
W-2	1,855	650	142,238,965	218,829	200,000
W-3	2,258	692	104,960,099	151,676	150,000
W-4	1,659	553	88,027,483	159,182	157,950
W-5	2,124	786	114,309,766	145,432	138,000
W-6	1,961	698	138,685,500	198,690	182,000
W-7	982	394	101,013,294	256,379	250,000
W-8	3,053	1,156	343,920,668	297,509	245,500
W-9	1,449	511	95,812,620	187,500	195,000
W-10	2,704	1,010	154,322,364	152,794	164,750
W-12	2,315	858	181,074,262	211,042	187,500
W-13	2,542	972	238,742,623	245,620	210,000
W-14	1,646	639	118,461,226	185,385	183,250
W-15	2,671	1,406	190,327,769	135,368	122,000
W-16	2,498	1,136	234,127,753	206,098	192,000
W-17	17	1	380,000	380,000	380,000
W-18	804	329	49,767,614	151,269	157,000
W-19	3,309	1,466	298,960,401	203,929	204,000
W-20	3,820	1,768	356,699,253	201,753	183,000
W-21	1,822	857	222,117,059	259,180	230,000
W-22	75	28	5,521,000	197,179	175,750
W-23	5,163	2,402	429,444,390	178,786	172,000
W-24	3,694	1,774	281,695,716	158,791	155,000
W-25	208	81	18,146,066	224,026	173,500
W-26	34	9	2,835,300	315,033	305,000
W-27	1,270	600	113,581,843	189,303	176,000
W-28	2,043	696	161,445,756	231,962	220,000
W-29	292	133	20,572,250	154,679	145,000
<b>Total</b>	<b>53,408</b>	<b>22,027</b>	<b>\$4,300,550,285</b>	<b>\$195,240</b>	<b>N/A</b>

# Market Watch

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## Twelve Month Single-Family continued January to December 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	2,815	1,009	\$193,030,969	\$191,309	\$165,000
C-2	2,058	654	210,903,396	322,482	258,000
C-3	1,672	544	208,642,960	383,535	271,500
C-4	2,289	888	334,948,899	377,195	338,500
C-6	602	188	54,228,584	288,450	258,250
C-7	1,711	616	147,657,987	239,705	226,415
C-8	2,264	804	147,289,933	183,196	157,000
C-9	1,031	340	193,723,447	569,775	473,750
C-10	1,580	647	229,689,473	355,007	290,000
C-11	755	358	84,396,713	235,745	250,000
C-12	1,646	369	238,605,906	646,628	530,000
C-13	1,491	581	130,563,920	224,723	210,000
C-14	2,611	765	227,718,247	297,671	253,450
C-15	2,955	1,019	234,436,875	230,066	205,000
<b>Total</b>	<b>25,480</b>	<b>8,782</b>	<b>\$2,635,837,309</b>	<b>\$300,141</b>	<b>N/A</b>
<b>North</b>					
N-1	2,232	641	\$170,937,147	\$266,673	\$247,000
N-2	2,478	943	244,935,870	259,741	245,000
N-3	3,682	1,073	303,219,285	282,590	240,000
N-4	1,836	572	153,761,769	268,814	258,500
N-5	432	98	30,223,965	308,408	295,000
N-6	1,800	630	163,892,333	260,147	233,000
N-7	2,206	903	182,646,358	202,266	197,750
N-8	2,248	582	161,617,117	277,693	265,000
N-10	1,827	625	146,881,146	235,010	219,000
N-11	3,786	1,120	320,353,029	286,029	268,750
N-12	686	202	51,225,440	253,591	225,000
N-13	396	79	21,392,350	270,789	189,000
N-14	793	227	66,024,860	290,858	275,000
N-15	873	318	68,557,482	215,590	200,000
N-16	736	236	48,066,323	203,671	186,950
N-17	2,449	827	114,226,915	138,122	129,000
N-18	905	316	55,434,850	175,427	173,500
N-19	1,166	416	68,838,088	165,476	154,000
N-20	249	66	13,953,900	211,423	199,500
N-21	236	75	11,814,400	157,525	152,000
N-22	392	146	20,594,650	141,059	133,000
N-23	1,071	319	45,233,233	141,797	139,450
N-24	617	186	23,693,150	127,383	120,000
<b>Total</b>	<b>33,096</b>	<b>10,600</b>	<b>\$2,487,523,660</b>	<b>\$234,672</b>	<b>N/A</b>
<b>Grand Total</b>	<b>156,804</b>	<b>58,014</b>	<b>\$12,258,738,172</b>	<b>\$211,307</b>	<b>N/A</b>

Includes Re-runs:

East	19,822	West	22,445
Central	12,276	North	14,846

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











# Market Watch

## Single-Family West Breakdown December 1997

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	12	323,125	252,500	10	183,500	179,000
W-2	18	213,194	189,750	17	190,271	190,000
W-3	28	152,043	147,000	7	193,357	179,000
W-4	13	181,369	181,900	7	192,643	204,000
W-5	14	235,821	226,500	12	201,292	203,500
W-6	25	183,028	180,000	2	170,000	170,000
W-7	20	285,845	268,000	-	-	-
W-8	27	375,056	300,000	3	203,667	204,000
W-9	3	314,000	335,000	1	185,000	185,000
W-10	27	198,904	192,000	2	177,500	177,500
W-12	28	299,011	242,500	3	166,167	184,500
W-13	19	296,387	253,000	5	169,500	165,000
W-14	12	237,733	240,000	2	195,000	195,000
W-15	11	227,932	221,500	7	183,286	185,000
W-16	17	228,735	227,000	9	178,778	179,000
W-17	-	-	-	-	-	-
W-18	4	174,075	179,650	12	164,508	162,700
W-19	32	267,795	249,450	5	197,800	203,000
W-20	43	235,539	226,000	15	177,533	180,000
W-21	27	341,611	305,000	1	185,000	185,000
W-22	-	-	-	-	-	-
W-23	98	199,048	185,000	11	154,955	155,000
W-24	37	198,228	192,000	9	167,378	160,000
W-25	4	308,500	329,500	-	-	-
W-26	2	194,250	194,250	-	-	-
W-27	26	205,881	204,250	-	-	-
W-28	34	254,085	242,950	-	-	-
W-29	5	161,100	158,000	2	127,500	127,500

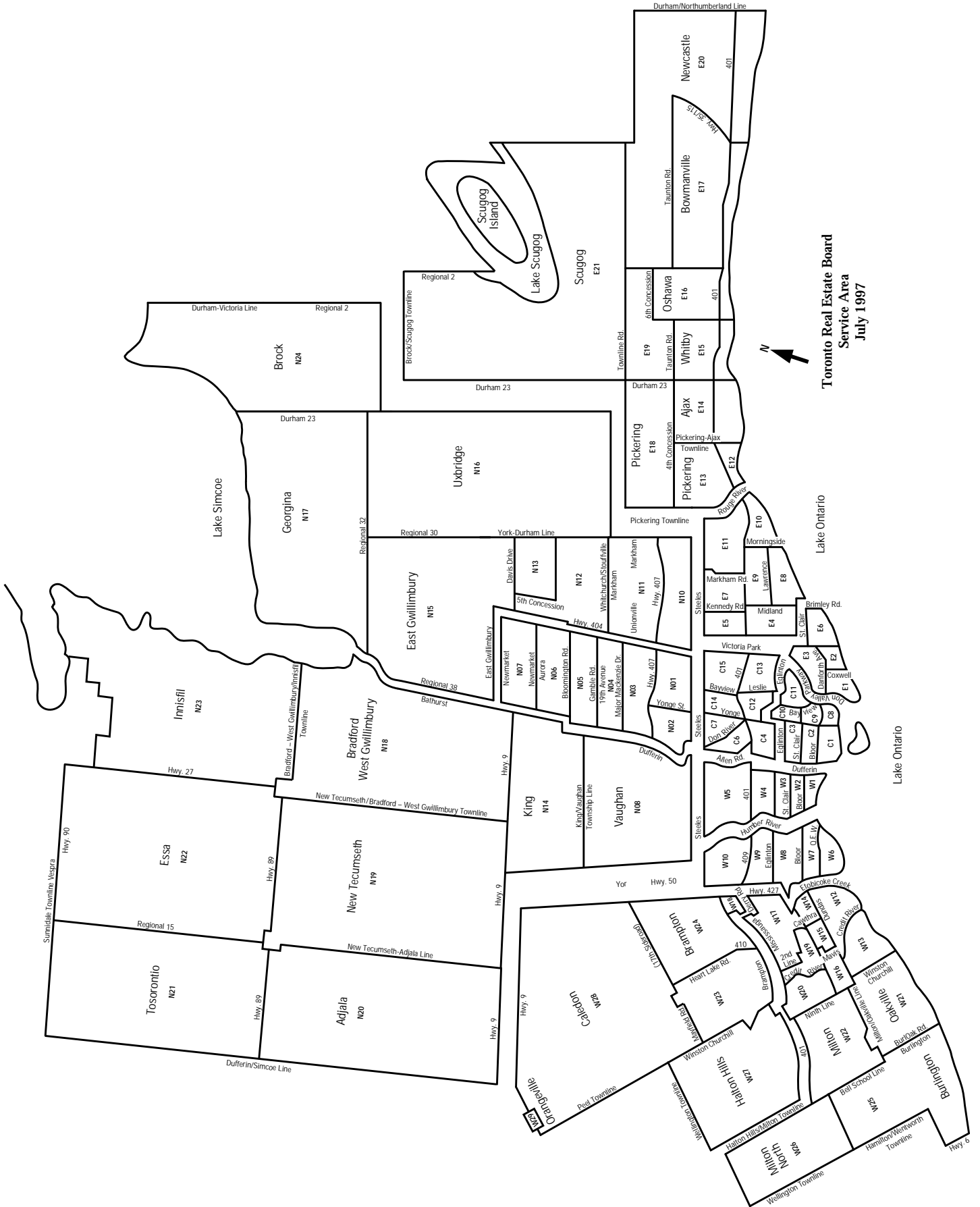
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	6	182,683	149,000	-	-	-
W-2	-	-	-	-	-	-	-	-	-
W-3	-	-	-	3	132,833	145,000	-	-	-
W-4	-	-	-	14	95,586	99,500	-	-	-
W-5	8	114,438	110,000	23	88,696	92,000	-	-	-
W-6	1	744,500	744,500	10	255,930	221,000	-	-	-
W-7	-	-	-	7	122,343	140,000	-	-	-
W-8	6	151,208	153,125	19	153,324	136,750	-	-	-
W-9	-	-	-	16	92,534	84,250	1	203,000	203,000
W-10	6	121,383	122,900	25	95,530	91,500	-	-	-
W-12	2	141,000	141,000	6	106,750	107,000	1	223,500	223,500
W-13	8	152,438	143,750	2	106,500	106,500	-	-	-
W-14	10	148,640	149,500	7	127,643	126,500	-	-	-
W-15	12	150,275	151,250	74	117,572	114,250	-	-	-
W-16	15	153,767	150,000	1	191,000	191,000	3	196,083	193,750
W-17	-	-	-	-	-	-	-	-	-
W-18	5	117,480	127,000	2	91,750	91,750	-	-	-
W-19	13	168,331	170,000	16	142,463	130,500	3	200,533	212,000
W-20	24	148,825	144,500	7	93,786	95,000	2	182,250	182,250
W-21	3	143,833	150,000	3	262,833	236,000	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	9	135,589	130,000	13	125,908	123,500	7	172,571	171,000
W-24	17	120,312	118,000	23	103,996	101,500	2	172,000	172,000
W-25	-	-	-	1	131,000	131,000	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	103,000	103,000	2	131,625	131,625	-	-	-
W-28	2	180,750	180,750	-	-	-	-	-	-
W-29	1	102,500	102,500	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	-	-	-	-	-	-
W-2	2	159,550	159,550	-	-	-	-	-	-
W-3	1	138,000	138,000	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	1	230,500	230,500	1	72,000	72,000	-	-	-
W-7	4	266,425	223,900	1	68,000	68,000	-	-	-
W-8	-	-	-	1	91,000	91,000	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	1	145,000	145,000	-	-	-	-	-	-
W-13	1	147,000	147,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	1	183,000	183,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	10	192,650	190,250	-	-	-	-	-	-
W-20	6	171,417	172,500	-	-	-	-	-	-
W-21	4	172,125	171,750	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	16	162,656	163,750	-	-	-	-	-	-
W-24	8	145,663	149,000	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	2	231,250	231,250	-	-	-	-	-	-
W-28	-	-	-	-	-	-	-	-	-
W-29	1	129,000	129,000	-	-	-	-	-	-

# 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
August	5,159	4,317	1,142,782,104	221,512	211,785
September	5,159	4,298	1,135,176,105	220,038	213,567
October	6,035	5,077	1,330,266,221	220,425	211,791
November	5,122	4,185	1,134,135,799	221,424	212,127
December	3,769	3,017	865,690,228	229,687	205,710
<b>TOTAL</b>	<b>69,530</b>	<b>58,014</b>	<b>15,334,247,984</b>	<b>220,541</b>	<b>211,307</b>

\* 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."