

# Market Watch

For Further Information: 443-8151

October, 1998

## Prices remained stable in October

TORONTO - Tuesday, November 3, 1998 — The Toronto Real Estate Board is watching the election issue in Quebec closely to see how it will effect interest rates, said TREB President, Jimmy Lee. While present interest rates are extremely low, Mr. Lee says that TREB is hoping the Quebec election issue will not have a negative effect on rates.

Mr. Lee says that TREB Members have reported 4,688 sales of single-family dwellings in the Toronto area for the month of October, an increase of 4 per cent over the 4,492 recorded in September. However, this is down 8 per cent from the 5,077 recorded in October of last year.

"The numbers are strong for this time of year", said Mr. Lee. "We are seeing a good volume of sales combined with relatively stable selling prices."

The average selling price rose about 2 per cent, to \$217,908 from \$213,917, between September and October. The median fell marginally from \$185,350 to \$185,000 over the same time period. However, both median and average were up from the same month last year. The average rose 3 per cent from last October's \$211,791; the median

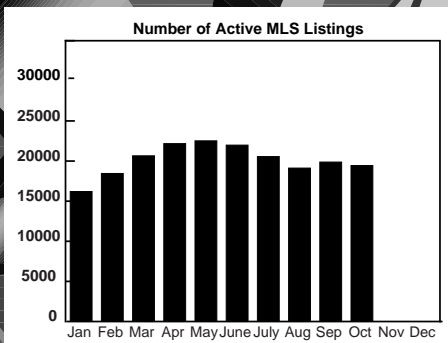
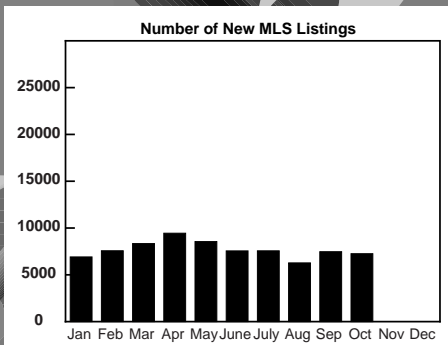
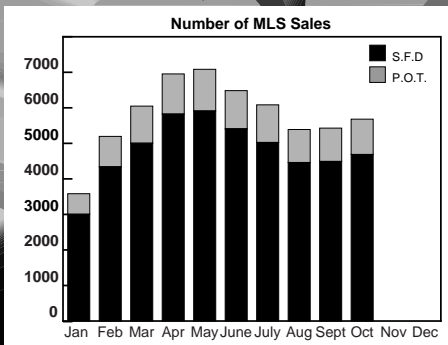
was up marginally from the \$184,000 of that time.

Inventory of active listings continued to fall in October, down 2 per cent to 19,440 from the 19,876 in September, and down 2 per cent from the 19,889 recorded in October of last year.

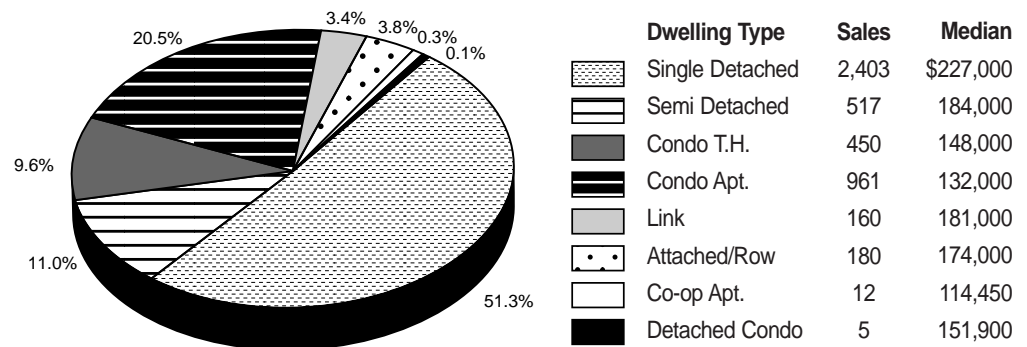
TREB's 4,688 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,021,555,250, and averaged \$217,908. The median price was \$185,000.

Breaking down the total 1,732 sales were reported in TREB's 28 West districts and averaged \$202,776; 753 sales were reported in the 14 Central districts and averaged \$308,419; 850 sales were reported in the 23 North districts and averaged \$238,259; and 1,353 sales were reported in TREB's 21 East districts and averaged \$174,122.

In addition to the sales of single-family dwellings, TREB Members reported 993 sales of properties of other types (P.O.T.) during October moving the total to 5,681. The dollar volume for properties of all types (P.A.T.) was \$1,274,397,550, and the average price was \$224,326.



### Single-Family Residential Breakdown



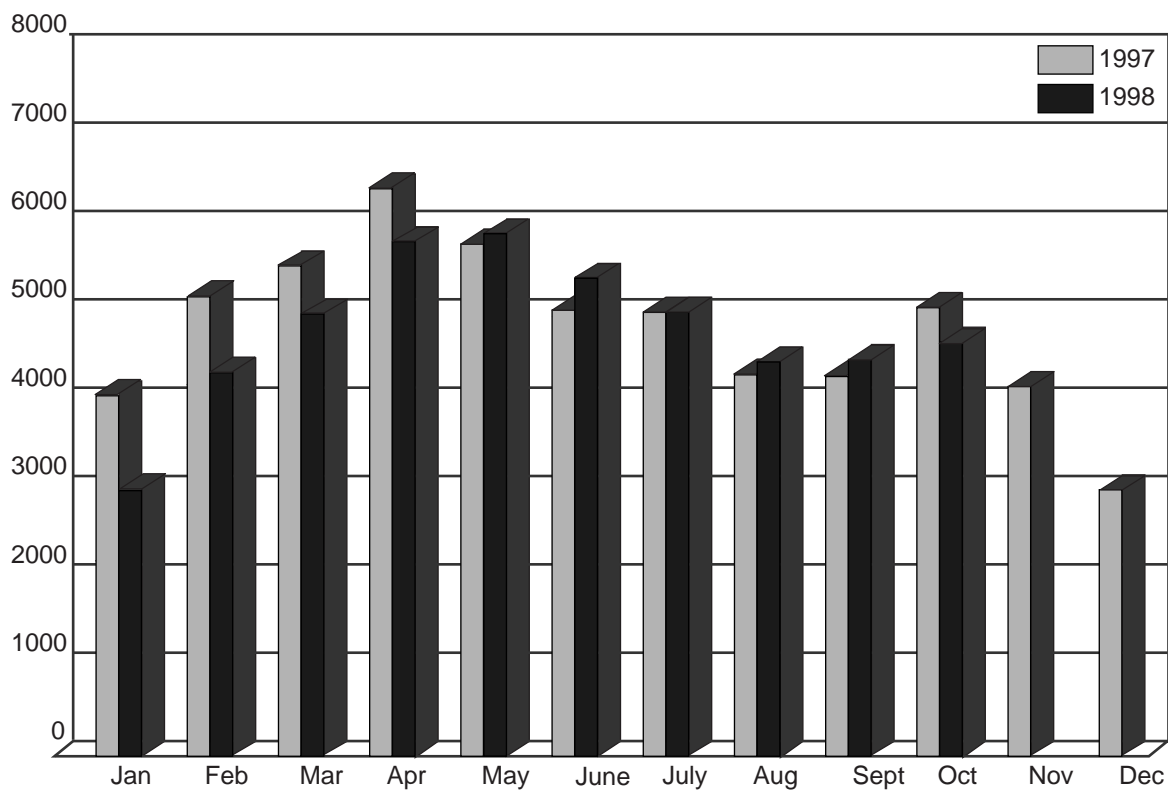
### Housing Market Indicators

	October 1997	October 1998	% Change
Sales*	5,077	4,688	(-8%)
New Listings*	7,238	7,257	(—)
Active Listings**	19,889	19,440	(-2%)

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — October

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	179 (3.8)	119 (12.4)	20 (4.5)
90,001 to 110,000	224 (4.8)	143 (14.9)	24 (5.3)
110,001 to 120,000	180 (3.8)	101 (10.5)	33 (7.3)
120,001 to 130,000	244 (5.2)	102 (10.6)	61 (13.6)
130,001 to 140,000	261 (5.6)	100 (10.4)	54 (12.0)
140,001 to 150,000	223 (4.8)	61 (6.4)	47 (10.4)
150,001 to 160,000	274 (5.8)	60 (6.2)	52 (11.6)
160,001 to 170,000	280 (6.0)	44 (4.6)	49 (10.9)
170,001 to 180,000	313 (6.7)	41 (4.3)	32 (7.1)
180,001 to 190,000	312 (6.7)	37 (3.9)	26 (5.8)
190,001 to 200,000	200 (4.3)	13 (1.3)	9 (2.0)
200,001 to 225,000	534 (11.4)	57 (5.9)	19 (4.2)
225,001 to 250,000	397 (8.5)	17 (1.8)	9 (2.0)
250,001 to 300,000	434 (9.3)	32 (3.3)	8 (1.8)
300,001 to 400,000	345 (7.3)	21 (2.2)	5 (1.1)
400,001 to 500,000	138 (2.9)	3 (0.3)	— (—)
500,001 to 750,000	91 (1.9)	6 (0.6)	2 (0.4)
750,000 to 1,000,000	42 (0.9)	3 (0.3)	— (—)
1,000,001 to 1,500,000	12 (0.2)	1 (0.1)	— (—)
Over 1,500,000	5 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>4,688 100.0</b>	<b>961* 100.0</b>	<b>450** 100.0</b>

\* 961 condominium apartments sold for \$145,343,541, averaging \$151,241

\*\* 450 condominium townhouses sold for \$69,440,940, averaging \$154,313.

# Market Watch

## Single-Family Residential October 1998

<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	219	119	64	\$12,908,405	\$201,694	\$177,250
E-2	191	111	53	12,265,250	231,420	192,000
E-3	361	202	115	19,856,150	172,662	175,000
E-4	162	87	54	8,014,550	148,418	157,000
E-5	342	176	120	21,267,138	177,226	166,500
E-6	113	58	33	6,533,400	197,982	179,900
E-7	287	154	78	13,256,030	169,949	168,400
E-8	251	127	74	12,869,890	173,917	147,450
E-9	158	77	53	8,448,500	159,406	168,000
E-10	143	70	38	8,141,588	214,252	224,500
E-11	204	90	58	9,530,950	164,327	167,000
E-12	35	15	18	2,961,200	164,511	167,500
E-13	280	155	81	16,044,445	198,080	187,000
E-14	278	152	113	18,961,550	167,801	167,000
E-15	237	117	92	16,286,490	177,027	174,000
E-16	443	220	159	21,511,126	135,290	130,000
E-17	267	132	84	13,492,124	160,621	153,500
E-18	15	10	4	1,620,000	405,000	375,000
E-19	34	26	13	2,973,000	228,692	225,000
E-20	54	30	21	3,784,500	180,214	170,000
E-21	88	42	28	4,861,000	173,607	166,750
<b>Total</b>	<b>4,162</b>	<b>2,170</b>	<b>1,353</b>	<b>\$235,587,286</b>	<b>\$174,122</b>	<b>\$165,000</b>
<b><u>West</u></b>						
W-1	95	50	33	\$7,126,250	\$215,947	\$205,000
W-2	188	110	53	12,255,345	231,233	212,000
W-3	191	92	51	9,673,800	189,682	159,000
W-4	145	71	36	7,064,200	196,228	191,500
W-5	214	114	59	9,617,250	163,004	183,000
W-6	222	126	53	10,366,400	195,592	185,000
W-7	104	63	44	11,046,000	251,045	227,000
W-8	313	182	91	31,295,256	343,904	250,000
W-9	110	54	33	5,080,900	153,967	131,000
W-10	294	172	80	12,046,225	150,578	130,950
W-12	250	130	64	15,384,600	240,384	224,000
W-13	262	132	60	14,621,600	243,693	205,500
W-14	149	72	52	9,316,900	179,171	173,500
W-15	273	132	122	17,684,287	144,953	130,000
W-16	239	133	79	15,219,100	192,647	181,500
W-17	-	-	-	-	-	-
W-18	75	26	23	3,673,600	159,722	171,500
W-19	432	233	131	28,280,030	215,878	212,000
W-20	437	233	144	29,390,200	204,099	195,000
W-21	121	62	26	6,680,800	256,954	208,950
W-22	5	3	2	323,000	161,500	161,500
W-23	497	213	195	36,922,950	189,348	181,000
W-24	369	163	170	30,563,050	179,783	175,000
W-25	15	7	6	1,357,500	226,250	167,500
W-26	2	-	-	-	-	-
W-27	150	73	46	9,376,400	203,835	194,000
W-28	133	79	35	9,719,500	277,700	265,000
W-29	118	57	44	7,123,400	161,895	142,750
<b>Total</b>	<b>5,403</b>	<b>2,782</b>	<b>1,732</b>	<b>\$351,208,543</b>	<b>\$202,776</b>	<b>\$183,950</b>

# Market Watch

October 1998 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	341	176	111	\$20,820,705	\$187,574	\$178,000
C-2	246	140	60	21,718,999	361,983	277,500
C-3	190	118	38	18,841,870	495,839	320,250
C-4	319	188	94	32,383,738	344,508	314,750
C-6	69	39	20	5,654,000	282,700	269,500
C-7	192	109	62	15,750,700	254,044	227,500
C-8	246	140	65	14,098,020	216,893	182,000
C-9	136	88	24	17,473,638	728,068	550,000
C-10	205	134	49	19,987,700	407,912	308,000
C-11	89	42	41	10,639,300	259,495	265,000
C-12	189	130	19	13,484,150	709,692	695,000
C-13	153	93	43	8,966,139	208,515	183,500
C-14	257	139	49	14,150,000	288,776	262,000
C-15	285	178	78	18,270,500	234,237	200,500
<b>Total</b>	<b>2,917</b>	<b>1,714</b>	<b>753</b>	<b>\$232,239,459</b>	<b>\$308,419</b>	<b>\$242,000</b>
<b>North</b>						
N-1	214	125	50	\$13,423,068	\$268,461	\$203,444
N-2	309	183	79	20,311,715	257,110	239,800
N-3	421	265	68	19,363,003	284,750	246,550
N-4	202	119	63	16,193,816	257,045	255,000
N-5	51	32	7	2,536,700	362,386	378,000
N-6	187	105	50	12,714,300	254,286	204,400
N-7	161	77	78	15,546,225	199,311	195,500
N-8	286	170	65	18,149,800	279,228	265,000
N-10	176	92	48	11,455,300	238,652	222,000
N-11	434	294	67	20,270,001	302,537	278,000
N-12	58	30	18	5,525,100	306,950	241,350
N-13	44	25	4	1,062,500	265,625	213,750
N-14	78	43	17	5,238,200	308,129	265,000
N-15	60	32	25	5,330,200	213,208	211,000
N-16	99	59	26	5,814,500	223,635	202,500
N-17	212	97	75	11,029,234	147,056	146,000
N-18	88	43	24	4,439,200	184,967	169,900
N-19	79	52	21	4,004,800	190,705	188,000
N-20	15	7	4	840,700	210,175	206,250
N-21	18	10	6	792,400	132,067	125,250
N-22	30	9	8	1,249,400	156,175	150,500
N-23	100	40	31	5,422,800	174,929	151,900
N-24	63	35	16	1,807,000	112,938	107,500
<b>Total</b>	<b>3,385</b>	<b>1,944</b>	<b>850</b>	<b>\$202,519,962</b>	<b>\$238,259</b>	<b>\$215,250</b>
<b>Grand Total</b>	<b>15,867</b>	<b>8,610</b>	<b>4,688</b>	<b>\$1,021,555,250</b>	<b>\$217,908</b>	<b>\$185,000</b>

Listed includes Reruns: East (2,170-52%) West (2,782-51%) Central (1,714-59%) North (1,944-57%)

\* Sales to Listings Ratio (SFD only): 29.5%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	45	97%
WEST	42	97%
CENTRAL	47	96%
NORTH	60	96%
<b>TOTAL</b>	<b>47</b>	<b>97%</b>

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

# Market Watch

## Ten Month Single-Family January to October 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>East</u></b>					
E-1	1,758	564	\$108,427,619	\$192,248	\$170,000
E-2	1,815	568	139,784,146	246,099	220,750
E-3	3,200	1,064	184,997,770	173,870	171,000
E-4	1,471	548	84,467,421	154,138	163,000
E-5	3,345	997	181,934,711	182,482	175,150
E-6	1,153	377	72,985,100	193,594	175,000
E-7	3,039	980	181,051,273	184,746	180,000
E-8	2,175	726	123,516,465	170,133	163,000
E-9	1,506	565	90,625,126	160,398	166,500
E-10	1,464	452	98,354,852	217,599	217,000
E-11	2,089	682	108,356,637	158,881	159,500
E-12	540	189	32,314,852	170,978	167,500
E-13	2,654	984	187,368,818	190,415	185,000
E-14	2,629	993	173,087,679	174,308	170,000
E-15	2,083	876	159,213,827	181,751	175,000
E-16	4,497	1,767	231,119,476	130,798	127,000
E-17	2,295	848	128,794,679	151,881	145,000
E-18	138	27	9,002,150	333,413	277,000
E-19	287	78	16,490,890	211,422	205,000
E-20	560	184	30,591,203	166,257	155,450
E-21	815	300	50,145,790	167,153	165,450
<b>Total</b>	<b>39,513</b>	<b>13,769</b>	<b>\$2,392,630,484</b>	<b>\$173,769</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	905	346	\$77,686,250	\$224,527	\$208,500
W-2	1,570	486	112,317,705	231,106	212,300
W-3	1,790	577	91,493,850	158,568	154,550
W-4	1,415	446	74,272,938	166,531	160,000
W-5	1,981	620	92,661,690	149,454	129,900
W-6	1,710	548	112,661,115	205,586	188,400
W-7	920	341	89,244,806	261,715	253,500
W-8	2,646	951	285,364,188	300,067	248,378
W-9	1,077	373	68,759,920	184,343	182,000
W-10	2,512	891	134,917,256	151,422	134,500
W-12	2,043	629	141,982,569	225,727	203,000
W-13	2,302	745	188,710,133	253,302	200,000
W-14	1,484	546	101,075,749	185,120	182,500
W-15	2,606	1,082	156,508,031	144,647	132,650
W-16	2,471	943	201,149,080	213,308	198,000
W-17	-	-	-	-	-
W-18	684	275	41,986,788	152,679	159,950
W-19	3,689	1,279	271,455,767	212,241	206,950
W-20	4,147	1,593	334,037,596	209,691	194,000
W-21	1,194	466	128,307,100	275,337	236,050
W-22	73	23	6,733,800	292,774	190,000
W-23	4,599	2,012	375,621,838	186,691	176,500
W-24	3,540	1,549	262,171,731	169,252	164,000
W-25	202	66	14,076,200	213,276	182,250
W-26	20	4	1,108,500	277,125	247,500
W-27	1,173	525	105,667,815	201,272	192,000
W-28	1,401	455	123,729,300	271,933	244,000
W-29	906	393	61,160,999	155,626	148,000
<b>Total</b>	<b>49,060</b>	<b>18,164</b>	<b>\$3,654,862,714</b>	<b>\$201,215</b>	<b>N/A</b>

# Market Watch

## Ten Month Single-Family continued January to October 1998

<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	3,112	950	\$189,944,062	\$199,941	\$170,000
C-2	1,956	530	193,722,171	365,514	269,500
C-3	1,595	434	193,166,606	445,084	282,750
C-4	2,482	853	334,249,743	391,852	354,900
C-6	523	136	41,311,150	303,758	264,500
C-7	1,895	548	134,010,854	244,545	234,000
C-8	2,271	714	133,317,068	186,719	160,750
C-9	927	235	139,528,375	593,738	485,000
C-10	1,564	530	214,452,728	404,628	325,000
C-11	787	296	74,427,658	251,445	258,250
C-12	1,530	270	179,708,993	665,589	534,500
C-13	1,264	460	106,496,960	231,515	215,000
C-14	2,305	507	149,599,830	295,069	259,000
C-15	2,766	834	195,339,632	234,220	209,000
<b>Total</b>	<b>24,977</b>	<b>7,297</b>	<b>\$2,279,275,830</b>	<b>\$312,358</b>	<b>N/A</b>
<b>North</b>					
N-1	2,142	650	\$174,030,501	\$267,739	\$239,850
N-2	2,676	723	192,560,907	266,336	249,993
N-3	3,448	762	213,876,160	280,677	244,750
N-4	1,846	482	132,143,505	274,157	270,000
N-5	395	74	26,438,800	357,281	304,000
N-6	1,640	536	138,274,548	257,975	232,000
N-7	1,980	832	173,063,905	208,010	197,750
N-8	2,304	598	165,432,625	276,643	265,500
N-10	1,646	615	142,960,529	232,456	220,000
N-11	3,651	845	246,594,942	291,828	274,500
N-12	639	169	46,278,060	273,835	235,450
N-13	374	70	22,520,250	321,718	239,000
N-14	623	143	46,963,390	328,415	286,250
N-15	642	239	51,827,468	216,851	208,000
N-16	726	214	48,317,200	225,781	205,750
N-17	2,198	691	103,199,762	149,348	138,500
N-18	826	244	43,793,900	179,483	169,950
N-19	1,017	379	62,638,750	165,274	152,000
N-20	181	53	11,108,200	209,589	196,000
N-21	205	67	9,807,650	146,383	143,750
N-22	339	117	16,990,200	145,215	139,500
N-23	935	281	42,079,208	149,748	144,500
N-24	659	153	20,324,025	132,837	121,000
<b>Total</b>	<b>31,092</b>	<b>8,937</b>	<b>\$2,131,224,485</b>	<b>\$238,472</b>	<b>N/A</b>
<b>Grand Total</b>	<b>144,642</b>	<b>48,167</b>	<b>\$10,457,993,513</b>	<b>\$217,119</b>	<b>N/A</b>

Includes Re-runs:

East	18,224	West	21,877
Central	12,517	North	15,081

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









# Market Watch

## Single-Family West Breakdown October 1998

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	12	287,063	281,500	8	196,438	211,500
W-2	24	289,546	284,600	21	183,750	185,000
W-3	27	214,496	150,000	15	176,433	174,000
W-4	20	241,720	229,000	3	206,333	210,000
W-5	16	232,269	236,000	15	214,777	212,000
W-6	31	183,565	182,500	1	210,000	210,000
W-7	35	270,486	240,000	1	213,000	213,000
W-8	57	424,951	341,000	1	206,000	206,000
W-9	8	279,313	279,250	2	194,500	194,500
W-10	33	208,391	210,000	2	203,000	203,000
W-12	42	294,860	261,000	4	205,000	206,500
W-13	27	349,956	320,000	11	175,718	179,000
W-14	15	276,920	268,000	4	216,250	214,000
W-15	10	244,490	233,950	10	197,780	204,250
W-16	24	254,217	238,250	9	189,422	183,500
W-17	-	-	-	-	-	-
W-18	12	178,933	182,250	5	180,000	182,500
W-19	62	265,669	259,000	6	201,833	205,000
W-20	61	255,538	244,700	23	195,848	195,000
W-21	14	329,929	279,500	4	181,750	183,500
W-22	1	184,500	184,500	-	-	-
W-23	111	213,730	205,000	25	168,190	164,000
W-24	82	215,041	206,500	30	176,413	174,000
W-25	2	352,000	352,000	-	-	-
W-26	-	-	-	-	-	-
W-27	34	226,953	226,250	2	161,500	161,500
W-28	31	291,919	277,000	1	165,000	165,000
W-29	24	195,792	182,250	8	129,625	132,500

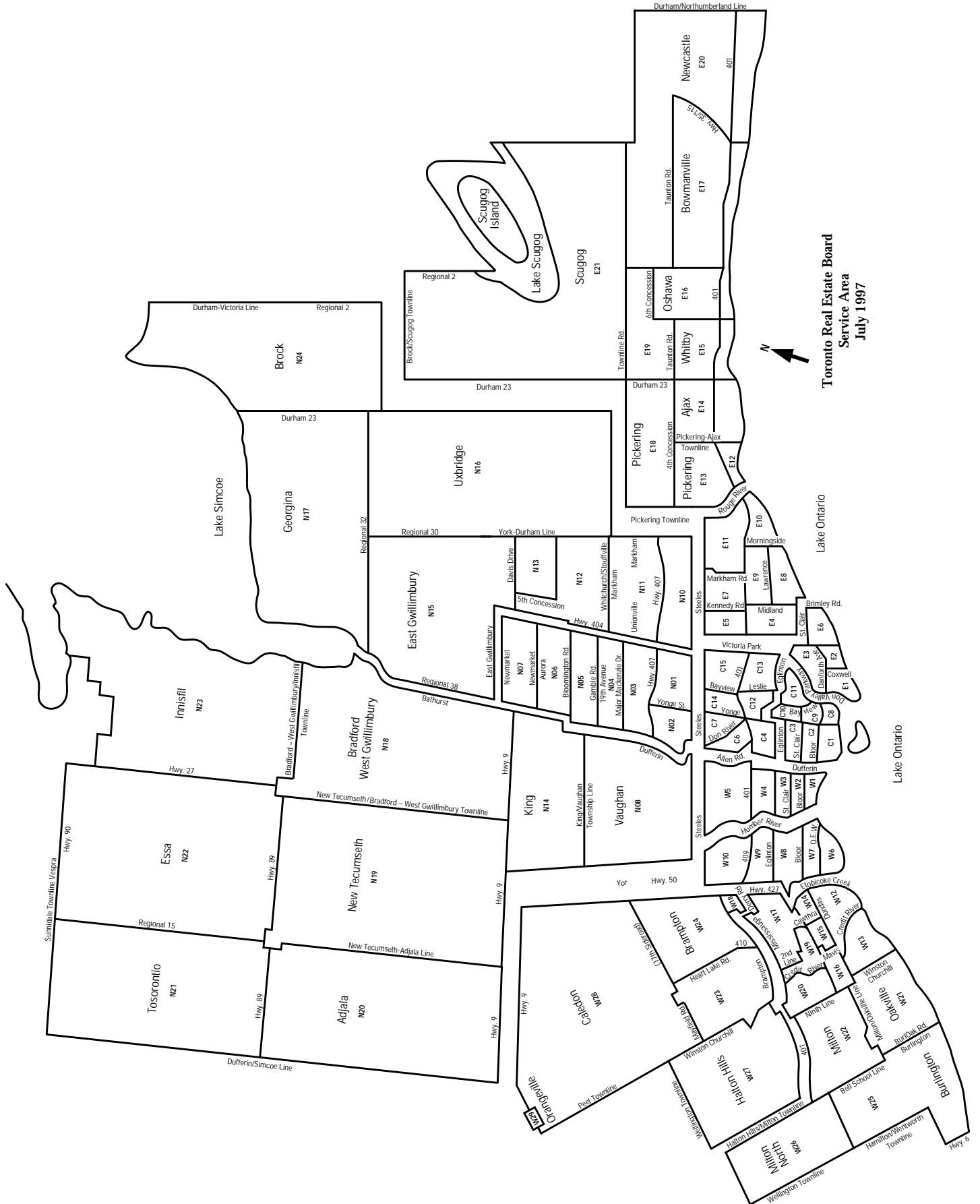
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	9	158,444	155,000	-	-	-
W-2	-	-	-	6	202,166	209,500	-	-	-
W-3	-	-	-	9	137,322	152,000	-	-	-
W-4	1	132,500	132,500	11	114,845	116,500	-	-	-
W-5	6	126,667	125,250	19	91,226	92,500	-	-	-
W-6	-	-	-	19	229,205	188,800	-	-	-
W-7	1	98,000	98,000	6	168,167	141,000	-	-	-
W-8	9	216,722	153,000	23	202,948	130,000	-	-	-
W-9	4	186,125	186,000	19	90,153	75,500	-	-	-
W-10	8	127,313	129,250	37	101,211	97,000	-	-	-
W-12	2	151,000	151,000	16	117,406	112,250	-	-	-
W-13	13	153,308	138,000	7	130,143	106,000	-	-	-
W-14	21	127,662	116,000	10	118,420	115,250	2	216,500	216,500
W-15	20	151,755	155,650	82	124,713	122,000	-	-	-
W-16	29	157,576	159,600	11	154,855	136,000	4	188,000	190,500
W-17	-	-	-	-	-	-	-	-	-
W-18	2	129,450	129,450	4	91,875	94,000	-	-	-
W-19	25	173,590	178,500	28	151,371	136,750	1	225,000	225,000
W-20	48	157,529	153,500	7	98,786	92,000	-	-	-
W-21	2	137,000	137,000	2	130,450	130,450	-	-	-
W-22	1	138,500	138,500	-	-	-	-	-	-
W-23	22	143,809	134,500	12	136,992	137,000	4	173,875	176,500
W-24	24	130,802	128,000	22	107,818	101,750	3	187,667	178,000
W-25	3	161,833	166,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	118,000	120,500	-	-	-	1	153,000	153,000
W-28	-	-	-	-	-	-	-	-	-
W-29	4	107,350	108,950	1	94,500	94,500	2	144,250	144,250

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	3	191,667	180,000	1	109,000	109,000	-	-	-
W-2	1	167,000	167,000	1	67,500	67,500	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	1	215,000	215,000	-	-	-	-	-	-
W-5	-	-	-	3	62,000	65,000	-	-	-
W-6	1	58,000	58,000	1	53,000	53,000	-	-	-
W-7	1	259,000	259,000	-	-	-	-	-	-
W-8	1	248,756	248,756	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	2	167,950	167,950	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	2	194,000	194,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	9	199,378	197,000	-	-	-	-	-	-
W-20	5	209,000	207,000	-	-	-	-	-	-
W-21	4	199,975	198,950	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	21	166,238	167,000	-	-	-	-	-	-
W-24	9	173,667	176,500	-	-	-	-	-	-
W-25	1	168,000	168,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	2	179,000	179,000	-	-	-	-	-	-
W-28	3	168,333	164,000	-	-	-	-	-	-
W-29	5	115,000	116,000	-	-	-	-	-	-

# 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
1996	65,760	55,779	13,497,191,369	205,249	198,150
<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>
<b>1998</b>					
January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
May	7,084	5,912	1,627,867,532	229,795	222,148
June	6,484	5,410	1,515,114,077	233,670	225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
September	5,429	4,492	1,187,538,665	218,740	213,917
October	5,681	4,688	1,274,397,550	224,326	217,908
<b>Total</b>	<b>57,933</b>	<b>48,167</b>	<b>13,073,634,992</b>	<b>225,668</b>	<b>217,119</b>

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



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