

Market Watch

For Further Information: 443-8150

December, 1998

1998: Strong end to the year.

TORONTO - Monday, January 4, 1999 — Toronto's resale market finished the year with a strong showing as TREB Members reported 3,272 sales of Single-Family-Dwellings in December. This was down 16 per cent from November's 3,905 sales, but up 8 per cent from December of last year. For the year as a whole, 55,344 sales were reported through TREB's MLS system, down about 5 per cent from 1997's record-breaking 58,014 figure.

The Toronto Real Estate Board is holding to its prediction of a strong spring real estate market, said TREB President, Bill Palander. He explained that present sales volumes are slightly higher than this time last year and selling prices are also up marginally from last year.

"We have to bear in mind that 1997 was the best year in a decade and we are doing very well to come near those volumes and also see an increase in prices", said Mr. Palander. "The Greater Toronto Area real estate market continues to move at a steady pace and we don't anticipate any radical changes in the immediate future."

Overall, prices were positive for the month of December. The average rose marginally to \$215,131 from the \$214,465 recorded in November. Meanwhile, the median fell marginally to \$185,000 from the \$186,000 seen last month. In addition, prices were up from December of last year. The average rose 4 per cent from the \$205,710 recorded in December '97; the median rose 3 per cent from the \$180,000 seen at that time.

On a year-to-date basis, the average, at

\$216,815, rose 3 per cent from the \$211,307 recorded in 1997.

Active listings continued a downward trend in December, falling 15 per cent to 15,321 from the 18,047 seen in November. They were also down about 1 per cent from the 15,448 recorded in December 1997.

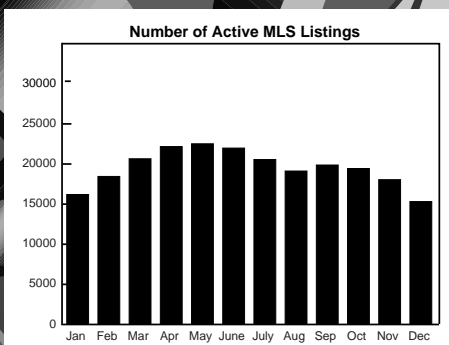
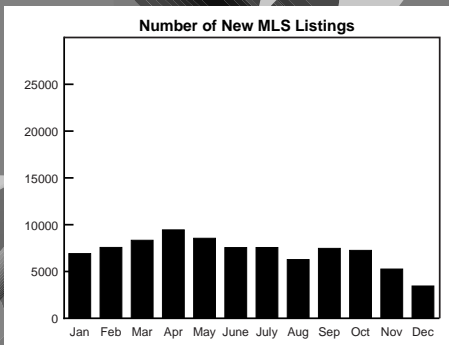
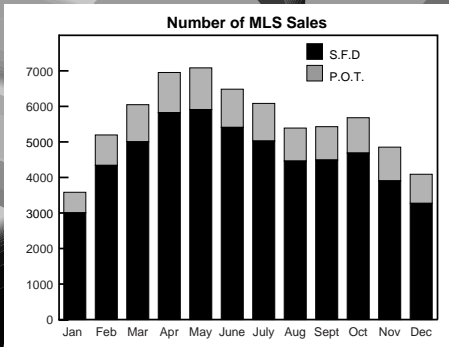
New listings were also down, dropping to 3,451 from November's 5,263, a decline of 34 per cent. They were down about 1 per cent from the 3,498 seen in December of last year.

"We have come through a period where a lot of properties changed hands and this has dried up the listings market to some degree," commented Mr. Palander. "We should see an increase in listings as the spring market approaches."

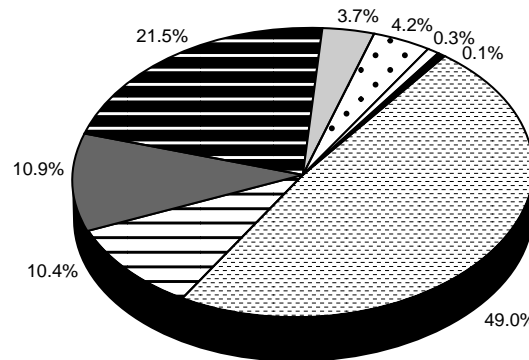
TREB's 3,272 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$703,911,424, and averaged \$215,131. The median price was \$185,000.

Breaking down the total 1,255 sales were reported in TREB's 28 West districts and averaged \$196,932; 504 sales were reported in the 14 Central districts and averaged \$293,500; 571 sales were reported in the 23 North districts and averaged \$252,584; and 942 sales were reported in TREB's 21 East districts and averaged \$174,749.

In addition to the sales of single-family dwellings, TREB Members reported 818 sales of properties of other types (P.O.T.) during December moving the total to 4,090. The dollar volume for properties of all types (P.A.T.) was \$900,326,933, and the average price was \$220,129.



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	1,602	\$231,000
Semi Detached	340	182,000
Condo T.H.	357	150,000
Condo Apt.	703	128,000
Link	121	184,000
Attached/Row	136	168,450
Co-op Apt.	9	160,000
Detached Condo	4	151,700

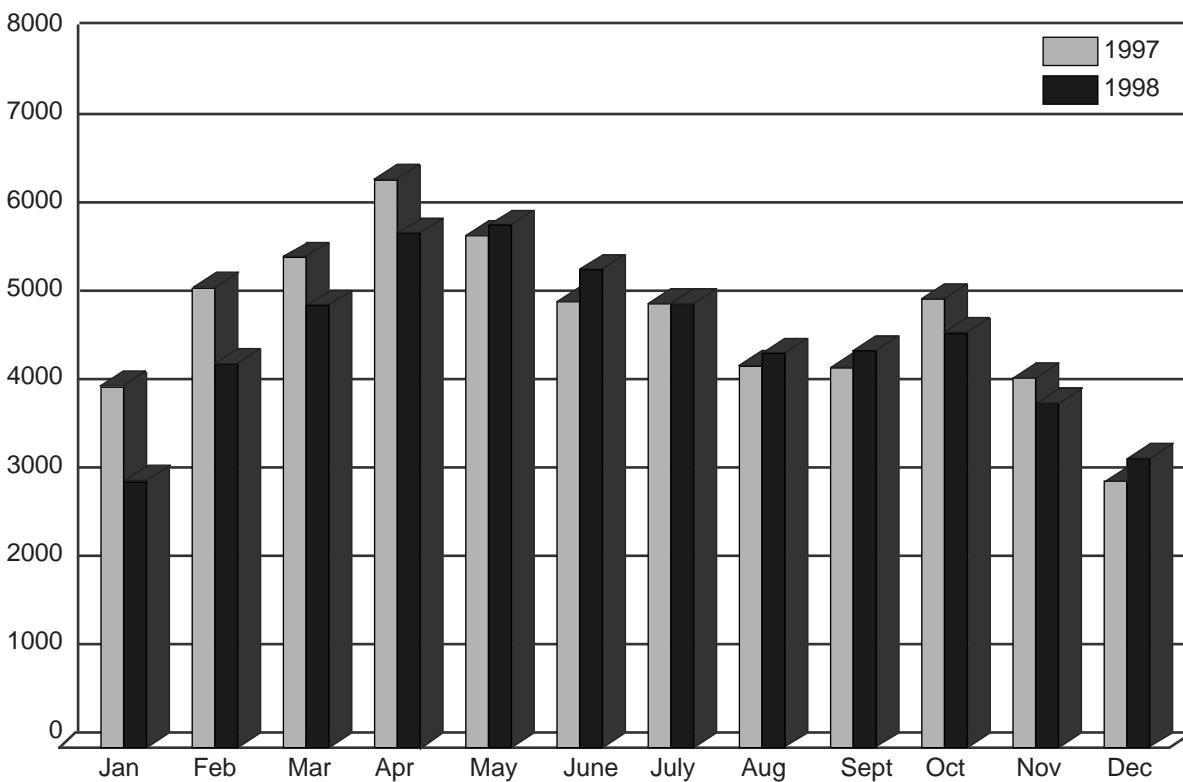
Housing Market Indicators

	December 1997	December 1998	% Change
Sales*	3,017	3,272	(+8%)
New Listings*	3,498	3,451	(-1%)
Active Listings**	15,448	15,321	(-1%)

* 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	139 (4.3)	90 (12.8)	25 (7.0)
90,001 to 110,000	190 (5.8)	124 (17.6)	26 (7.3)
110,001 to 120,000	127 (3.9)	72 (10.2)	22 (6.2)
120,001 to 130,000	160 (4.9)	85 (12.1)	24 (6.7)
130,001 to 140,000	163 (5.0)	61 (8.7)	41 (11.5)
140,001 to 150,000	158 (4.8)	41 (5.8)	43 (12.1)
150,001 to 160,000	194 (5.9)	30 (4.3)	57 (16.0)
160,001 to 170,000	201 (6.2)	39 (5.6)	31 (8.7)
170,001 to 180,000	203 (6.2)	25 (3.6)	28 (7.8)
180,001 to 190,000	221 (6.8)	22 (3.1)	19 (5.3)
190,001 to 200,000	142 (4.3)	16 (2.3)	4 (1.1)
200,001 to 225,000	342 (10.5)	26 (3.7)	18 (5.0)
225,001 to 250,000	276 (8.4)	23 (3.3)	1 (0.3)
250,001 to 300,000	321 (9.8)	32 (4.5)	8 (2.2)
300,001 to 400,000	237 (7.2)	14 (2.0)	9 (2.5)
400,001 to 500,000	93 (2.8)	1 (0.1)	— (—)
500,001 to 750,000	79 (2.4)	2 (0.3)	— (—)
750,000 to 1,000,000	13 (0.4)	— (—)	1 (0.3)
1,000,001 to 1,500,000	9 (0.3)	— (—)	— (—)
Over 1,500,000	4 (0.1)	— (—)	— (—)
TOTAL	3,272 100.0	703* 100.0	357** 100.0

* 703 condominium apartments sold for \$101,353,390, averaging \$144,172

** 357 condominium townhouses sold for \$55,246,186, averaging \$154,751.

Market Watch

Single-Family Residential December 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>
East						
E-1	95	55	46	\$8,999,538	\$195,642	\$162,400
E-2	99	59	42	9,826,400	233,962	200,000
E-3	175	106	75	13,175,000	175,667	173,000
E-4	69	32	47	6,939,450	147,648	159,800
E-5	168	80	74	13,967,500	188,750	185,500
E-6	56	32	13	2,629,800	202,292	169,000
E-7	125	69	83	15,746,141	189,713	193,000
E-8	89	45	53	8,712,200	164,381	157,000
E-9	89	43	40	7,208,188	180,205	189,500
E-10	76	49	24	4,983,523	207,647	180,000
E-11	105	45	51	7,661,905	150,233	144,000
E-12	31	17	17	2,614,200	153,776	153,000
E-13	129	78	54	10,290,200	190,559	185,000
E-14	132	79	72	12,439,600	172,772	167,000
E-15	124	76	52	9,781,840	188,112	177,500
E-16	223	111	117	14,168,501	121,098	118,000
E-17	138	79	56	9,004,340	160,792	146,375
E-18	8	5	6	2,519,000	419,833	316,500
E-19	7	4	10	2,113,900	211,390	178,500
E-20	16	10	3	466,500	155,500	156,000
E-21	21	10	7	1,365,500	195,071	157,000
Total	1,975	1,084	942	\$164,613,226	\$174,749	\$166,000
West						
W-1	55	27	19	\$5,186,100	\$272,953	\$231,500
W-2	95	54	37	8,463,950	228,755	219,000
W-3	113	55	53	8,843,200	166,853	164,000
W-4	80	42	29	4,618,800	159,269	155,000
W-5	123	66	52	7,486,800	143,977	128,500
W-6	96	58	43	9,000,850	209,322	194,000
W-7	57	33	32	9,120,200	285,006	273,500
W-8	126	74	53	16,728,932	315,640	263,000
W-9	47	19	34	5,546,325	163,127	143,250
W-10	165	87	71	10,974,200	154,566	135,000
W-12	124	73	43	9,889,500	229,988	182,000
W-13	87	47	44	10,322,888	234,611	170,950
W-14	98	48	30	4,971,574	165,719	171,500
W-15	167	93	88	12,072,200	137,184	128,750
W-16	110	65	51	11,235,000	220,294	195,000
W-17	3	-	-	-	-	-
W-18	35	14	20	3,262,400	163,120	173,500
W-19	213	121	107	24,019,494	224,481	212,500
W-20	289	160	106	21,950,205	207,077	194,500
W-21	65	42	21	4,099,432	195,211	176,500
W-22	6	4	3	725,000	241,667	245,000
W-23	260	128	141	25,832,850	183,212	176,500
W-24	206	97	92	16,036,600	174,311	165,000
W-25	16	7	1	161,000	161,000	161,000
W-26	1	-	-	-	-	-
W-27	41	20	27	5,109,250	189,231	178,000
W-28	73	43	23	5,838,190	253,834	230,000
W-29	42	19	35	5,654,100	161,546	153,000
Total	2,793	1,496	1,255	\$247,149,040	\$196,932	\$180,300

Market Watch

December 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>
Central						
C-1	186	103	77	\$15,856,150	\$205,924	\$172,000
C-2	103	68	33	11,964,900	362,573	270,000
C-3	80	55	25	10,059,338	402,374	280,000
C-4	137	87	49	16,655,734	339,913	303,500
C-6	21	11	5	1,522,000	304,400	300,000
C-7	101	66	42	8,683,950	206,761	194,000
C-8	113	72	42	7,709,150	183,551	161,000
C-9	47	34	17	7,805,500	459,147	295,000
C-10	107	60	45	18,827,861	418,397	302,500
C-11	35	22	25	4,739,938	189,598	115,000
C-12	94	68	18	12,261,000	681,167	509,000
C-13	75	42	29	6,873,500	237,017	257,000
C-14	133	73	45	13,830,228	307,338	266,000
C-15	165	99	52	11,134,700	214,129	164,500
Total	1,397	860	504	\$147,923,949	\$293,500	\$233,000
North						
N-1	110	70	30	\$8,626,300	\$287,543	\$272,550
N-2	166	106	55	17,542,400	318,953	250,000
N-3	304	221	59	16,345,580	277,044	219,000
N-4	98	61	39	11,720,299	300,520	287,000
N-5	25	16	2	588,000	294,000	294,000
N-6	78	48	36	9,370,400	260,289	245,000
N-7	111	60	65	13,413,085	206,355	193,000
N-8	200	121	27	8,680,400	321,496	295,000
N-10	94	58	39	9,551,980	244,923	224,000
N-11	226	155	62	16,696,275	269,295	257,500
N-12	32	25	12	3,092,300	257,692	232,500
N-13	13	8	4	1,091,500	272,875	219,750
N-14	34	17	13	5,341,500	410,885	256,500
N-15	40	14	13	3,133,500	241,038	231,000
N-16	38	26	14	3,179,990	227,142	188,250
N-17	103	54	40	5,832,300	145,808	122,750
N-18	43	24	14	2,514,200	179,586	166,500
N-19	40	14	14	2,482,900	177,350	165,450
N-20	9	6	4	731,500	182,875	159,750
N-21	7	5	-	-	-	-
N-22	17	3	3	360,000	120,000	128,000
N-23	55	23	14	2,013,900	143,850	133,500
N-24	44	26	12	1,916,900	159,742	116,500
Total	1,887	1,161	571	\$144,225,209	\$252,584	\$226,000
Grand Total	8,052	4,601	3,272	\$703,911,424	\$215,131	\$185,000

Listed includes Reruns: East (1,084-55%) West (1,496-53%) Central (860-61%) North (1,161-61%)

* Sales to Listings Ratio (SFD only): 40.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	49	97%
WEST	47	97%
CENTRAL	56	96%
NORTH	66	96%
TOTAL	52	97%

* 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 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>					
E-1	2,009	665	\$127,768,132	\$192,133	\$170,000
E-2	2,069	664	163,836,367	246,742	220,400
E-3	3,633	1,244	217,896,620	175,158	171,000
E-4	1,629	648	99,255,371	153,172	161,000
E-5	3,758	1,164	212,266,761	182,360	175,000
E-6	1,300	421	82,042,300	194,875	175,000
E-7	3,404	1,135	210,136,794	185,143	180,500
E-8	2,433	856	145,128,765	169,543	162,750
E-9	1,732	655	105,435,214	160,970	167,000
E-10	1,655	517	111,641,175	215,940	216,000
E-11	2,350	805	127,253,093	158,078	158,750
E-12	616	219	37,456,952	171,036	167,000
E-13	2,993	1,102	210,197,817	190,742	185,000
E-14	2,985	1,150	200,019,479	173,930	169,950
E-15	2,413	980	178,245,267	181,883	175,000
E-16	5,078	1,986	259,322,377	130,575	126,500
E-17	2,626	973	148,111,354	152,221	145,000
E-18	160	36	12,434,150	345,393	293,000
E-19	317	93	19,793,790	212,836	205,000
E-20	601	205	34,291,103	167,274	156,000
E-21	893	329	55,634,490	169,102	165,000
Total	44,654	15,847	\$2,758,167,371	\$174,050	N/A
<u>West</u>					
W-1	1,026	387	\$88,813,350	\$229,492	\$215,000
W-2	1,761	560	129,014,270	230,383	214,750
W-3	2,040	687	109,119,450	158,835	155,000
W-4	1,595	517	85,814,538	165,986	158,000
W-5	2,311	725	107,965,789	148,918	128,000
W-6	1,941	633	130,354,565	205,931	188,950
W-7	1,078	402	106,917,506	265,964	255,000
W-8	2,972	1,080	325,998,900	301,851	251,000
W-9	1,208	446	81,208,145	182,081	181,500
W-10	2,893	1,043	158,357,606	151,829	134,700
W-12	2,351	732	164,840,669	225,192	202,250
W-13	2,593	845	211,988,426	250,874	197,750
W-14	1,687	613	113,237,223	184,726	182,500
W-15	2,987	1,252	179,741,281	143,563	132,000
W-16	2,755	1,062	226,988,530	213,737	197,000
W-17	3	-	-	-	-
W-18	754	320	49,427,988	154,462	161,000
W-19	4,273	1,491	317,086,161	212,667	207,000
W-20	4,834	1,805	378,502,401	209,697	194,000
W-21	1,354	508	137,303,653	270,283	231,000
W-22	90	28	7,817,800	279,207	190,250
W-23	5,321	2,295	427,986,926	186,487	176,500
W-24	4,078	1,776	301,855,531	169,964	164,000
W-25	236	70	14,707,200	210,103	180,000
W-26	23	4	1,108,500	277,125	247,500
W-27	1,332	609	123,766,715	203,229	192,000
W-28	1,573	513	138,681,690	270,335	240,000
W-29	1,014	462	72,670,899	157,296	149,000
Total	56,083	20,865	\$4,191,275,712	\$200,876	N/A

Market Watch

Twelve Month Single-Family continued January to December 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	3,587	1,110	\$223,957,740	\$201,764	\$170,000
C-2	2,237	609	222,080,671	364,664	268,500
C-3	1,804	500	219,430,344	438,861	285,375
C-4	2,873	961	372,099,777	387,201	349,000
C-6	587	155	47,070,668	303,682	266,000
C-7	2,146	634	152,534,504	240,591	230,000
C-8	2,568	823	152,854,135	185,728	161,000
C-9	1,068	282	162,686,875	576,904	460,500
C-10	1,846	621	249,047,190	401,042	320,000
C-11	902	350	85,530,746	244,374	250,000
C-12	1,753	310	207,481,193	669,294	534,500
C-13	1,439	529	121,942,660	230,515	215,000
C-14	2,649	603	176,686,746	293,013	253,000
C-15	3,158	938	218,006,681	232,417	208,000
Total	28,617	8,425	\$2,611,409,930	\$309,960	N/A
North					
N-1	2,422	728	\$194,331,939	\$266,939	\$239,850
N-2	3,072	838	225,143,257	268,667	249,000
N-3	4,130	888	248,339,591	279,662	241,000
N-4	2,102	558	153,651,004	275,360	270,000
N-5	451	81	28,515,799	352,047	303,250
N-6	1,870	619	158,464,748	256,001	230,500
N-7	2,254	965	200,219,167	207,481	195,250
N-8	2,743	685	191,012,325	278,850	266,000
N-10	1,868	694	161,811,397	233,158	220,000
N-11	4,209	984	284,738,867	289,369	273,000
N-12	734	191	52,184,360	273,217	234,000
N-13	418	77	24,151,750	313,659	232,000
N-14	720	168	55,762,890	331,922	285,625
N-15	737	263	57,268,368	217,750	209,000
N-16	830	247	55,935,367	226,459	203,500
N-17	2,445	781	116,882,862	149,658	138,000
N-18	926	267	47,812,100	179,072	169,900
N-19	1,102	417	69,172,400	165,881	152,250
N-20	202	61	12,789,700	209,667	196,000
N-21	227	75	11,096,050	147,947	144,750
N-22	372	127	18,165,500	143,035	138,000
N-23	1,076	313	46,810,215	149,553	144,000
N-24	756	180	24,278,525	134,881	120,000
Total	35,666	10,207	\$2,438,538,181	\$238,908	N/A
Grand Total	165,020	55,344	\$11,999,391,194	\$216,815	N/A

Includes Re-runs:

East	20,982	West	25,721
Central	14,777	North	17,883

Market Watch

Single-Family North Breakdown December 1998

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	15	392,933	348,000	2	207,000	207,000
N-2	33	393,780	281,000	-	-	-
N-3	26	402,415	377,000	-	-	-
N-4	33	322,242	299,900	3	173,600	169,800
N-5	2	294,000	294,000	-	-	-
N-6	27	282,359	253,000	5	208,180	210,000
N-7	42	233,116	227,400	4	177,750	183,000
N-8	23	344,387	305,000	1	230,000	230,000
N-10	11	331,282	295,000	-	-	-
N-11	43	300,844	302,000	1	189,000	189,000
N-12	10	276,630	241,950	-	-	-
N-13	4	272,875	219,750	-	-	-
N-14	13	410,885	256,500	-	-	-
N-15	12	247,417	233,000	-	-	-
N-16	14	227,142	188,250	-	-	-
N-17	37	144,795	119,900	1	131,000	131,000
N-18	7	206,914	209,900	3	150,967	145,000
N-19	11	189,182	169,000	1	109,000	109,000
N-20	4	182,875	159,750	-	-	-
N-21	-	-	-	-	-	-
N-22	2	131,500	131,500	1	97,000	97,000
N-23	12	148,575	141,500	-	-	-
N-24	11	163,355	113,000	-	-	-

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	5	196,660	160,500	8	166,875	172,000	-	-	-
N-2	6	224,067	208,000	10	178,910	172,500	1	178,250	178,250
N-3	9	194,000	187,500	19	160,784	163,000	-	-	-
N-4	-	-	-	1	150,000	150,000	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	1	151,000	151,000	-	-	-	-	-	-
N-7	9	153,333	157,000	5	136,440	137,200	1	180,000	180,000
N-8	1	165,500	165,500	-	-	-	-	-	-
N-10	1	182,500	182,500	-	-	-	27	212,051	208,000
N-11	4	158,000	157,500	2	177,250	177,250	10	216,250	197,500
N-12	1	139,000	139,000	-	-	-	1	187,000	187,000
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	-	-	-	-	-	-	-
N-17	-	-	-	-	-	-	-	-	-
N-18	1	128,000	128,000	-	-	-	2	171,950	171,950
N-19	-	-	-	-	-	-	3	161,633	165,000
N-20	-	-	-	-	-	-	1	124,000	124,000
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	-	-	-	-	-	-	-	-	-
N-2	5	247,180	245,000	-	-	-	-	-	-
N-3	5	216,376	219,000	-	-	-	-	-	-
N-4	2	207,750	207,750	-	-	-	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	3	184,933	185,000	-	-	-	-	-	-
N-7	4	167,250	169,000	-	-	-	-	-	-
N-8	2	182,000	182,000	-	-	-	-	-	-
N-10	-	-	-	-	-	-	-	-	-
N-11	2	211,000	211,000	-	-	-	-	-	-
N-12	-	-	-	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	1	164,500	164,500	-	-	-	-	-	-
N-16	-	-	-	-	-	-	-	-	-
N-17	-	-	-	-	-	-	-	-	-
N-18	-	-	-	-	-	-	-	-	-
N-19	-	-	-	-	-	-	-	-	-
N-20	-	-	-	-	-	-	1	168,900	168,900
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	2	115,500	115,500	-	-	-	-	-	-
N-24	1	120,000	120,000	-	-	-	-	-	-

Market Watch

Single-Family West Breakdown December 1998

Detached Houses			Semi-Detached Houses			
<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	
W-1	8	341,250	298,500	6	221,433	202,000
W-2	21	251,276	226,100	12	204,496	202,250
W-3	29	167,272	164,000	16	176,594	174,750
W-4	13	191,885	185,000	2	222,250	222,250
W-5	13	223,869	220,000	8	187,813	182,500
W-6	22	192,545	171,500	1	195,000	195,000
W-7	25	311,380	310,000	2	221,000	221,000
W-8	30	432,708	416,500	1	213,700	213,700
W-9	11	257,945	235,000	1	175,725	175,725
W-10	25	219,672	209,500	1	186,000	186,000
W-12	27	282,981	265,000	-	-	-
W-13	20	349,425	352,000	3	163,633	168,900
W-14	7	263,643	265,000	4	192,250	191,500
W-15	4	230,875	230,250	7	184,071	183,000
W-16	21	271,714	241,000	13	183,715	182,500
W-17	-	-	-	-	-	-
W-18	6	194,550	189,500	7	178,971	182,000
W-19	49	279,934	265,000	10	210,100	207,500
W-20	47	251,673	245,000	26	188,146	186,250
W-21	8	251,129	247,500	3	185,667	184,000
W-22	3	241,667	245,000	-	-	-
W-23	73	210,127	200,500	20	165,330	168,000
W-24	35	228,280	207,000	12	180,817	180,950
W-25	1	161,000	161,000	-	-	-
W-26	-	-	-	-	-	-
W-27	21	208,083	195,000	-	-	-
W-28	19	271,436	237,000	-	-	-
W-29	20	190,480	187,750	7	131,571	132,500

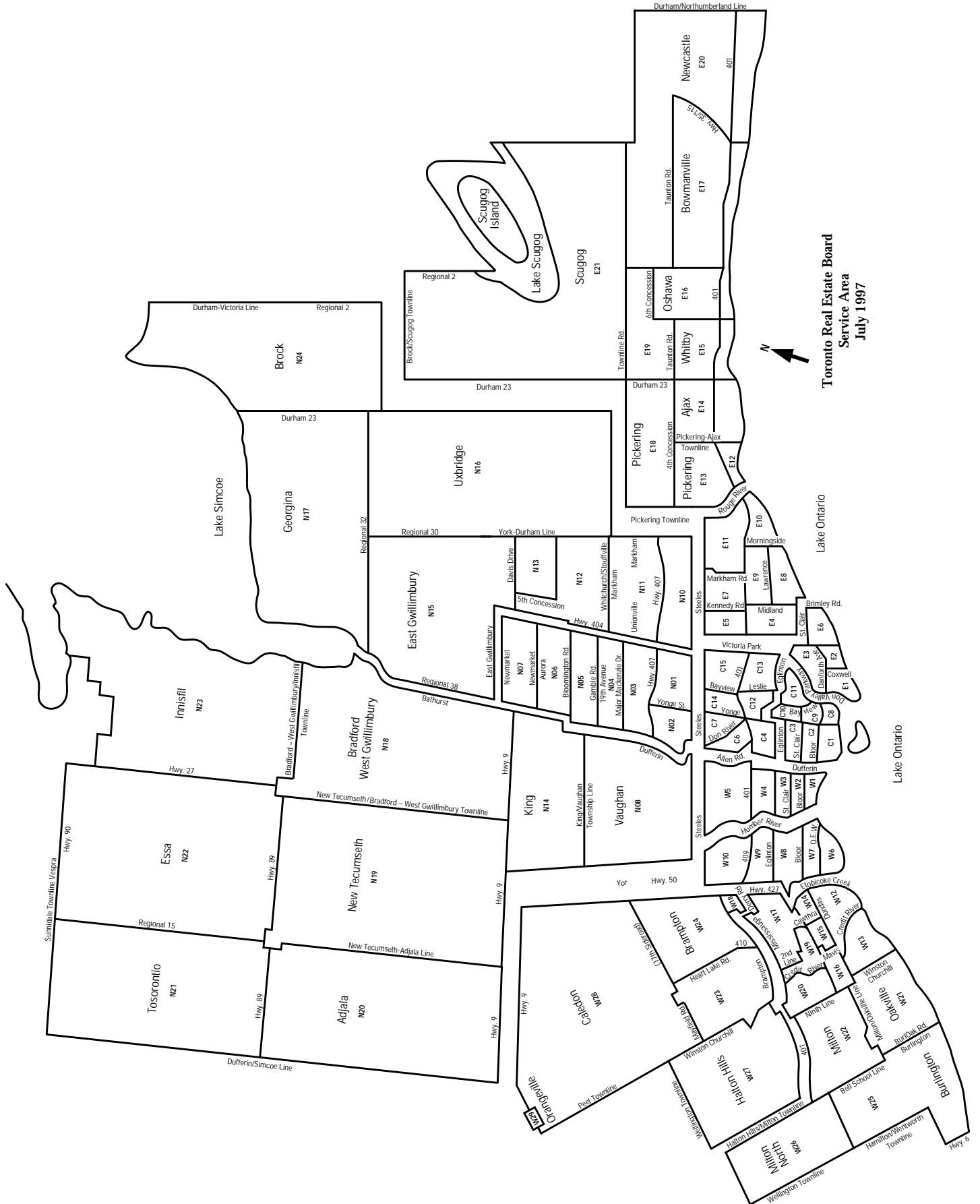
Townhouse Condominiums			Condominium Apartments			Link Houses		
<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	-	-	3	213,000	209,000	-	-	-
W-2	-	-	-	-	-	-	-	-
W-3	-	-	8	145,850	115,500	-	-	-
W-4	-	-	12	104,983	113,750	-	-	-
W-5	10	123,180	20	88,585	97,250	-	-	-
W-6	-	-	20	228,493	209,500	-	-	-
W-7	-	-	4	160,925	160,600	-	-	-
W-8	4	150,375	18	162,917	136,000	-	-	-
W-9	2	219,000	20	104,760	81,500	-	-	-
W-10	7	140,286	38	113,537	111,000	-	-	-
W-12	8	157,188	8	123,938	120,000	-	-	-
W-13	17	139,046	4	119,925	113,400	-	-	-
W-14	9	128,053	8	100,838	89,000	2	198,950	198,950
W-15	14	149,979	63	123,183	123,000	-	-	-
W-16	13	175,600	4	214,475	191,450	-	-	-
W-17	-	-	-	-	-	-	-	-
W-18	5	130,760	2	94,250	94,250	-	-	-
W-19	22	171,637	18	156,150	128,950	-	-	-
W-20	28	158,599	3	131,333	123,000	-	-	-
W-21	4	136,500	4	157,725	143,000	1	180,000	180,000
W-22	-	-	-	-	-	-	-	-
W-23	15	143,580	10	134,760	134,750	3	177,467	176,000
W-24	18	131,289	19	119,700	126,500	1	184,500	184,500
W-25	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	6	123,250	-	-	-	-	-	-
W-28	1	165,000	-	-	-	1	179,900	179,900
W-29	3	105,167	2	95,750	95,750	2	149,250	149,250

Attached/Row			Co-op Apartments			Detached Condominiums		
<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	2	244,250	244,250	-	-	-	-	-
W-2	4	183,300	190,150	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-
W-4	2	210,000	210,000	-	-	-	-	-
W-5	-	-	-	1	70,500	70,500	-	-
W-6	-	-	-	-	-	-	-	-
W-7	1	250,000	250,000	-	-	-	-	-
W-8	-	-	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-
W-19	8	201,875	199,000	-	-	-	-	-
W-20	2	197,500	197,500	-	-	-	-	-
W-21	1	176,500	176,500	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-
W-23	20	157,663	154,000	-	-	-	-	-
W-24	7	150,714	158,000	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-
W-28	2	168,000	168,000	-	-	-	-	-
W-29	1	118,000	118,000	-	-	-	-	-

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
1997					
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
Total	69,530	58,014	15,334,247,984	220,541	211,307
1998					
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
November	4,853	3,905	1,076,535,860	221,829	214,465
December	4,090	3,272	900,326,933	220,129	215,131
Total	66,876	55,344	15,050,497,785	225,051	216,815

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



Toronto Real Estate Board
Service Area
July 1997

"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."