

# Market Watch

For Further Information: 443-8152

February, 1999

## 4,393 sales for February

TORONTO - Tuesday, March 2, 1999 — In February, TREB Members reported 4,393 single-family dwelling sales throughout the Greater Toronto Area, up 79 per cent from the 2,449 recorded in January; and up 1 per cent from the 4,341 of last year.

Prices also saw an upward swing in February. The average climbed 4 per cent to \$221,354 from \$211,723, and the median rose slightly, up 2 per cent to \$188,000 from \$185,000.

The Board's inventory of active listings grew 14 per cent to 17,147 from the 15,045 recorded in January. However, inventory is still 7 per cent lower than the 18,453 active listings recorded last February.

"We are pleased with the increased market activity in February," commented TREB President Bill Palander. "I am optimistic that this is a positive indication of a strong spring market."

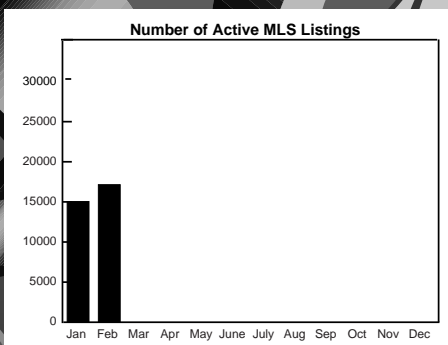
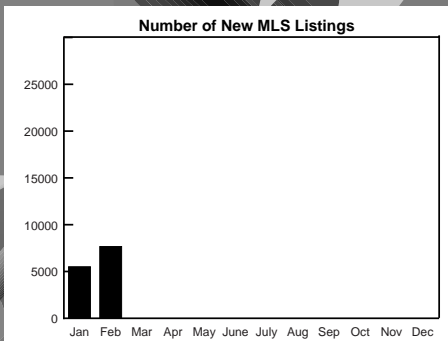
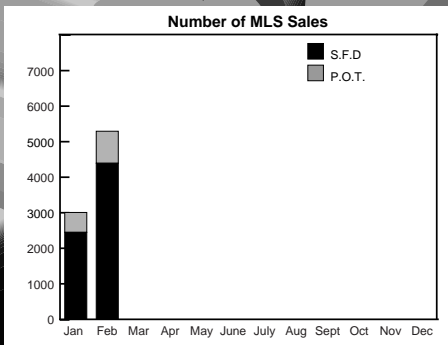
Mr. Palander noted that consumer confi-

dence remains strong and long-term mortgage rates are still very favorable.

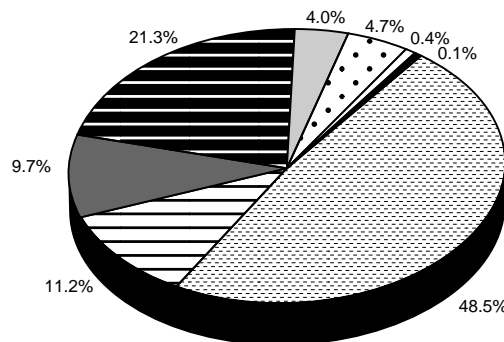
TREB's 4,393 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$972,409,959, and averaged \$221,354. The median price was \$188,000.

Breaking down the total 1,653 sales were reported in TREB's 28 West districts and averaged \$207,515; 663 sales were reported in the 14 Central districts and averaged \$320,765; 823 sales were reported in the 23 North districts and averaged \$241,394; and 1,254 sales were reported in TREB's 21 East districts and averaged \$173,886.

In addition to the sales of single-family dwellings, TREB Members reported 901 sales of properties of other types (P.O.T.) during February moving the total to 5,294. The dollar volume for properties of all types (P.A.T.) was \$1,205,185,389, and the average price was \$227,651.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,130	\$234,250
Semi Detached	492	185,000
Condo T.H.	427	154,500
Condo Apt.	938	134,050
Link	178	184,000
Attached/Row	208	175,000
Co-op Apt.	16	146,500
Detached Condo	4	155,000

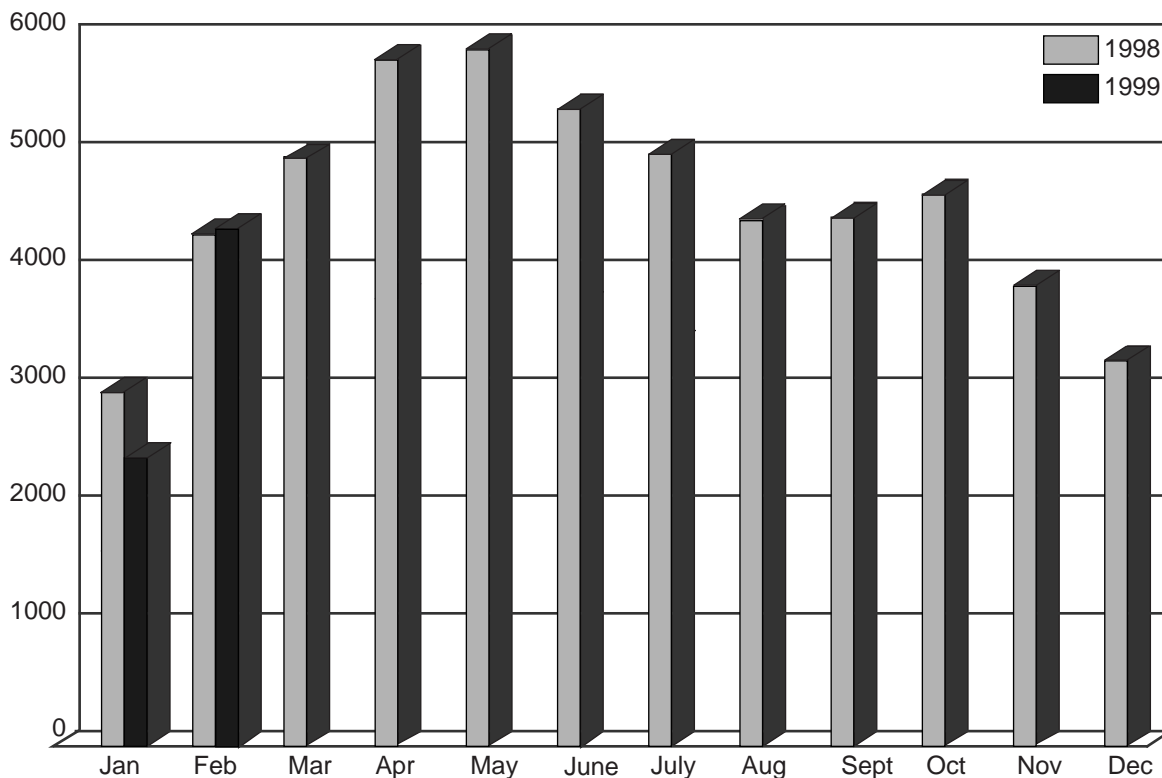
### Housing Market Indicators

	February 1998	February 1999	% Change
Sales*	4,341	4,393	(+1%)
New Listings*	7,571	7,665	(+1%)
Active Listings**	18,453	17,147	(-7%)

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — February

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	138 (3.1)	95 (10.1)	22 (5.2)
90,001 to 110,000	217 (4.9)	155 (16.5)	24 (5.6)
110,001 to 120,000	158 (3.6)	91 (9.7)	19 (4.5)
120,001 to 130,000	228 (5.2)	108 (11.5)	40 (9.4)
130,001 to 140,000	209 (4.8)	86 (9.2)	48 (11.2)
140,001 to 150,000	226 (5.1)	72 (7.7)	48 (11.2)
150,001 to 160,000	270 (6.2)	48 (5.1)	54 (12.7)
160,001 to 170,000	264 (6.0)	39 (4.2)	43 (10.1)
170,001 to 180,000	301 (6.8)	46 (4.9)	40 (9.4)
180,001 to 190,000	251 (5.7)	29 (3.1)	28 (6.5)
190,001 to 200,000	224 (5.1)	21 (2.3)	13 (3.0)
200,001 to 225,000	448 (10.2)	47 (5.0)	18 (4.2)
225,001 to 250,000	398 (9.1)	33 (3.5)	10 (2.3)
250,001 to 300,000	448 (10.2)	33 (3.5)	7 (1.6)
300,001 to 400,000	342 (7.8)	19 (2.0)	11 (2.6)
400,001 to 500,000	113 (2.6)	8 (0.9)	— (—)
500,001 to 750,000	105 (2.4)	3 (0.3)	2 (0.5)
750,000 to 1,000,000	27 (0.6)	1 (0.1)	— (—)
1,000,001 to 1,500,000	20 (0.5)	4 (0.4)	— (—)
Over 1,500,000	6 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>4,393 100.0</b>	<b>938* 100.0</b>	<b>427** 100.0</b>

\* 938 condominium apartments sold for \$145,471,115, averaging \$155,086

\*\* 427 condominium townhouses sold for \$68,294,331, averaging \$159,939.

# Market Watch

## Single-Family Residential February 1999

<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	148	60	54	\$10,762,949	\$199,314	\$185,375
E-2	119	38	54	12,546,832	232,349	230,500
E-3	282	121	90	15,912,500	176,806	171,500
E-4	123	42	46	7,143,100	155,285	158,150
E-5	240	120	82	15,404,050	187,854	174,000
E-6	112	48	27	5,029,700	186,285	170,000
E-7	236	100	84	15,188,563	180,816	180,500
E-8	190	80	62	10,808,500	174,331	170,200
E-9	148	68	49	7,913,450	161,499	166,000
E-10	176	79	41	9,088,500	221,671	217,150
E-11	173	75	65	10,201,100	156,940	160,000
E-12	44	15	24	4,002,100	166,754	163,500
E-13	259	111	101	19,321,320	191,300	190,000
E-14	257	113	104	17,851,000	171,644	166,500
E-15	246	109	91	16,408,640	180,315	175,900
E-16	457	190	147	19,498,790	132,645	130,500
E-17	215	96	99	15,101,620	152,542	145,000
E-18	13	7	3	873,000	291,000	288,000
E-19	30	11	3	636,000	212,000	156,000
E-20	37	15	10	1,226,700	122,670	125,750
E-21	76	27	18	3,135,000	174,167	145,000
<b>Total</b>	<b>3,581</b>	<b>1,525</b>	<b>1,254</b>	<b>\$218,053,414</b>	<b>\$173,886</b>	<b>\$165,000</b>
<b><u>West</u></b>						
W-1	96	41	32	\$8,001,900	\$250,059	\$221,500
W-2	160	70	43	10,882,000	253,070	224,100
W-3	174	75	40	6,373,900	159,348	155,000
W-4	146	57	37	6,194,600	167,422	153,500
W-5	216	101	64	9,435,700	147,433	123,000
W-6	176	87	56	12,179,700	217,495	200,000
W-7	76	36	31	8,213,600	264,955	248,000
W-8	246	104	84	26,259,000	312,607	261,500
W-9	91	44	21	4,046,400	192,686	190,000
W-10	268	130	63	9,247,100	146,779	128,500
W-12	176	81	59	13,598,200	230,478	203,500
W-13	246	120	62	18,470,500	297,911	241,000
W-14	142	66	43	8,770,450	203,964	193,000
W-15	248	121	91	12,864,450	141,368	131,000
W-16	233	101	93	22,175,980	238,451	205,000
W-17	1	-	-	-	-	-
W-18	46	21	23	3,308,350	143,841	140,000
W-19	418	192	136	29,807,028	219,169	207,500
W-20	548	282	174	36,201,296	208,053	195,500
W-21	144	60	33	7,756,486	235,045	216,000
W-22	4	3	1	200,000	200,000	200,000
W-23	494	173	172	31,631,861	183,906	175,700
W-24	395	146	159	26,530,100	166,856	158,000
W-25	28	17	4	1,579,000	394,750	175,900
W-26	-	-	-	-	-	-
W-27	121	42	60	12,877,100	214,618	195,650
W-28	143	56	47	12,589,750	267,867	262,000
W-29	73	29	25	3,827,200	153,088	143,500
<b>Total</b>	<b>5,109</b>	<b>2,255</b>	<b>1,653</b>	<b>\$343,021,651</b>	<b>\$207,515</b>	<b>\$185,000</b>

# Market Watch

## February 1999 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	253	123	80	\$16,628,996	\$207,862	\$194,250
C-2	206	122	45	19,241,500	427,589	299,000
C-3	140	68	37	15,625,520	422,311	275,000
C-4	246	124	73	30,280,606	414,803	379,000
C-6	57	29	11	3,104,050	282,186	245,750
C-7	177	89	56	14,266,550	254,760	234,000
C-8	186	94	77	13,811,450	179,369	169,000
C-9	103	55	29	14,014,353	483,254	290,000
C-10	192	94	51	22,605,024	443,236	336,124
C-11	59	25	22	4,691,100	213,232	128,500
C-12	159	87	21	15,541,888	740,090	578,000
C-13	125	61	39	9,187,050	235,565	204,000
C-14	179	107	41	12,570,688	306,602	253,000
C-15	222	99	81	21,098,550	260,476	226,000
<b>Total</b>	<b>2,304</b>	<b>1,177</b>	<b>663</b>	<b>\$212,667,325</b>	<b>\$320,765</b>	<b>\$245,000</b>
<b>North</b>						
N-1	158	63	43	\$11,578,100	\$269,258	\$232,000
N-2	279	131	66	19,012,600	288,070	260,500
N-3	364	210	105	26,593,380	253,270	220,500
N-4	172	88	42	11,995,800	285,614	280,000
N-5	33	22	11	3,250,000	295,455	290,000
N-6	251	139	69	21,520,975	311,898	232,000
N-7	242	111	77	15,150,350	196,758	189,000
N-8	346	195	50	12,695,907	253,918	240,500
N-10	125	55	47	11,246,288	239,283	225,000
N-11	389	216	87	22,969,238	264,014	265,000
N-12	55	26	12	3,902,000	325,167	263,500
N-13	28	15	8	2,170,860	271,358	239,750
N-14	70	34	8	2,437,000	304,625	299,000
N-15	73	40	20	4,490,678	224,534	210,000
N-16	63	26	19	4,691,000	246,895	236,000
N-17	217	94	56	7,795,488	139,205	138,000
N-18	84	40	26	4,675,555	179,829	169,077
N-19	95	37	22	3,857,100	175,323	162,950
N-20	6	2	6	1,198,000	199,667	195,000
N-21	18	6	4	731,100	182,775	191,750
N-22	34	10	6	974,250	162,375	136,500
N-23	76	22	26	3,812,400	146,631	138,250
N-24	49	17	13	1,919,500	147,654	132,000
<b>Total</b>	<b>3,227</b>	<b>1,599</b>	<b>823</b>	<b>\$198,667,569</b>	<b>\$241,394</b>	<b>\$219,900</b>
<b>Grand Total</b>	<b>14,221</b>	<b>6,556</b>	<b>4,393</b>	<b>\$972,409,959</b>	<b>\$221,354</b>	<b>\$188,000</b>

Listed includes Reruns: East (1,525-42%) West (2,255-44%) Central (1,177-51%) North (1,599-49%)

\* Sales to Listings Ratio (SFD only): 30.8%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	43	97%
WEST	42	97%
CENTRAL	47	97%
NORTH	59	97%
<b>TOTAL</b>	<b>46</b>	<b>97%</b>

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

# Market Watch

4a

## Two Month Single-Family January to February 1999

<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	257	84	\$15,976,349	\$190,195	\$182,500
E-2	214	76	17,601,829	231,603	229,500
E-3	471	142	24,169,960	170,211	167,500
E-4	194	81	12,111,477	149,524	150,000
E-5	426	138	25,454,860	184,456	175,500
E-6	185	45	8,456,800	187,929	174,200
E-7	385	123	21,759,263	176,905	180,000
E-8	334	96	17,892,250	186,378	169,950
E-9	252	76	12,144,650	159,798	163,500
E-10	262	52	11,473,500	220,644	216,575
E-11	310	108	16,697,900	154,610	159,950
E-12	83	36	5,890,400	163,622	168,000
E-13	451	143	27,455,520	191,997	190,000
E-14	444	150	26,324,700	175,498	170,500
E-15	421	141	25,672,440	182,074	175,000
E-16	801	239	31,134,390	130,269	128,800
E-17	390	151	23,488,710	155,554	147,000
E-18	29	4	1,073,000	268,250	259,000
E-19	54	7	1,323,900	189,129	178,900
E-20	69	18	2,742,100	152,339	133,750
E-21	127	28	4,941,400	176,479	162,500
<b>Total</b>	<b>6,159</b>	<b>1,938</b>	<b>\$333,785,398</b>	<b>\$172,232</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	156	50	\$12,351,500	\$247,030	\$232,500
W-2	229	58	14,635,900	252,343	229,500
W-3	292	68	10,902,800	160,335	157,000
W-4	256	70	11,364,400	162,349	145,000
W-5	380	96	14,130,700	147,195	126,500
W-6	285	82	17,561,200	214,161	191,500
W-7	130	47	11,814,625	251,375	247,000
W-8	396	117	36,425,500	311,329	260,000
W-9	166	41	6,971,700	170,041	130,000
W-10	451	113	16,877,510	149,358	133,000
W-12	310	104	24,030,200	231,060	202,750
W-13	389	91	25,313,400	278,169	220,000
W-14	261	69	13,350,300	193,483	190,000
W-15	465	150	20,828,450	138,856	129,400
W-16	378	135	32,441,810	240,310	205,000
W-17	4	-	-	-	-
W-18	100	31	4,374,350	141,108	129,000
W-19	683	195	42,762,978	219,297	207,000
W-20	899	275	58,627,096	213,189	195,000
W-21	215	49	11,900,736	242,872	217,750
W-22	10	3	626,400	208,800	200,000
W-23	831	280	52,700,151	188,215	179,750
W-24	673	256	43,650,029	170,508	161,500
W-25	50	7	2,291,000	327,286	172,900
W-26	1	1	245,000	245,000	245,000
W-27	234	100	20,656,800	206,568	194,250
W-28	263	68	18,335,500	269,640	259,000
W-29	127	40	5,873,050	146,826	136,750
<b>Total</b>	<b>8,633</b>	<b>2,596</b>	<b>\$531,043,085</b>	<b>\$204,562</b>	<b>N/A</b>

See 4b...

# Market Watch

4b

## Two Month Single-Family continued January to February 1999

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>Central</u></b>					
C-1	469	137	\$29,327,696	\$214,071	\$195,000
C-2	332	61	22,971,299	376,579	258,000
C-3	240	53	22,308,120	420,908	295,000
C-4	407	101	42,566,256	421,448	387,500
C-6	101	21	5,992,950	285,379	265,000
C-7	303	80	20,694,350	258,679	238,000
C-8	336	123	22,205,760	180,535	167,000
C-9	165	39	18,556,353	475,804	334,000
C-10	299	77	32,309,873	419,609	335,000
C-11	94	41	10,130,800	247,093	157,000
C-12	250	27	20,406,888	755,811	578,000
C-13	194	56	12,773,050	228,090	202,000
C-14	349	74	21,794,678	294,523	247,750
C-15	421	123	30,032,750	244,169	195,000
<b>Total</b>	<b>3,960</b>	<b>1,013</b>	<b>\$312,070,823</b>	<b>\$308,066</b>	<b>N/A</b>
<b><u>North</u></b>					
N-1	302	73	\$18,493,550	\$253,336	\$215,000
N-2	461	106	32,213,700	303,903	252,500
N-3	679	159	41,140,980	258,748	220,000
N-4	318	74	20,637,300	278,882	268,750
N-5	80	17	5,359,500	315,265	290,000
N-6	443	97	28,276,275	291,508	226,000
N-7	412	122	25,306,520	207,430	194,000
N-8	593	86	21,804,907	253,545	243,250
N-10	222	80	18,610,338	232,629	225,000
N-11	709	130	35,480,138	272,924	262,944
N-12	101	18	5,396,655	299,814	257,500
N-13	64	11	3,228,860	293,533	272,500
N-14	127	16	5,046,500	315,406	302,500
N-15	125	33	7,748,678	234,808	219,000
N-16	116	35	8,306,750	237,336	218,500
N-17	386	82	11,681,388	142,456	143,500
N-18	151	42	7,395,159	176,075	169,627
N-19	175	36	6,259,500	173,875	165,900
N-20	17	6	1,198,000	199,667	195,000
N-21	29	4	731,100	182,775	191,750
N-22	56	13	2,068,050	159,081	147,400
N-23	150	37	5,204,900	140,673	136,000
N-24	97	18	2,433,000	135,167	123,750
<b>Total</b>	<b>5,813</b>	<b>1,295</b>	<b>\$314,021,748</b>	<b>\$242,488</b>	<b>N/A</b>
<b>Grand Total</b>	<b>24,565</b>	<b>6,842</b>	<b>\$1,490,921,054</b>	<b>\$217,907</b>	<b>N/A</b>

Includes Re-runs:

East	2,630	West	3,800
Central	2,032	North	2,931

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











# Market Watch

## Single-Family West Breakdown February 1999

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	10	363,550	359,000	6	235,500	264,000
W-2	19	325,968	299,900	22	192,891	183,500
W-3	19	157,900	157,000	12	174,250	157,500
W-4	18	212,250	181,250	1	136,000	136,000
W-5	13	211,531	210,000	14	217,429	217,000
W-6	22	183,934	182,950	3	205,333	201,500
W-7	29	274,434	250,000	-	-	-
W-8	58	380,733	332,000	1	183,000	183,000
W-9	9	265,733	257,500	2	185,500	185,500
W-10	18	218,667	215,950	2	199,450	199,450
W-12	30	301,693	279,750	7	197,857	195,000
W-13	36	408,686	367,000	7	169,714	172,500
W-14	16	285,994	285,000	4	207,188	202,875
W-15	6	261,917	261,250	2	201,250	201,250
W-16	44	304,656	249,950	20	189,910	190,050
W-17	-	-	-	-	-	-
W-18	4	169,900	186,800	7	175,929	172,500
W-19	55	287,465	268,000	6	210,250	207,250
W-20	74	254,974	240,000	38	194,497	194,200
W-21	16	299,288	277,750	2	204,450	204,450
W-22	1	200,000	200,000	-	-	-
W-23	83	208,974	207,000	26	164,106	165,000
W-24	59	207,139	195,000	25	179,286	179,000
W-25	1	1,100,000	1,100,000	2	175,900	175,900
W-26	-	-	-	-	-	-
W-27	46	234,952	227,750	3	174,667	167,000
W-28	43	277,831	266,000	-	-	-
W-29	15	173,953	175,000	5	134,100	133,500

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	13	170,454	147,000	-	-	-
W-2	-	-	-	2	222,500	222,500	-	-	-
W-3	-	-	-	8	148,225	153,500	-	-	-
W-4	-	-	-	15	105,873	106,000	-	-	-
W-5	13	114,869	115,000	23	90,500	95,500	-	-	-
W-6	1	341,000	341,000	24	257,952	210,500	-	-	-
W-7	-	-	-	1	131,500	131,500	-	-	-
W-8	2	158,200	158,200	23	159,874	132,500	-	-	-
W-9	1	268,400	268,400	8	111,800	86,500	-	-	-
W-10	4	130,350	127,750	34	106,924	107,500	2	187,000	187,000
W-12	6	168,250	171,750	16	134,556	121,250	-	-	-
W-13	14	140,629	135,500	5	120,200	91,000	-	-	-
W-14	12	153,692	171,950	9	119,611	110,000	2	222,500	222,500
W-15	10	149,440	150,750	73	128,713	126,000	-	-	-
W-16	14	167,007	159,500	10	171,940	165,150	4	185,100	183,300
W-17	-	-	-	-	-	-	-	-	-
W-18	6	131,167	128,250	6	101,708	101,000	-	-	-
W-19	32	164,840	170,250	31	161,810	130,000	1	228,500	228,500
W-20	41	162,868	161,000	8	110,550	121,000	1	182,500	182,500
W-21	4	151,500	159,750	6	129,448	115,500	1	211,000	211,000
W-22	-	-	-	-	-	-	-	-	-
W-23	18	147,253	139,200	12	146,000	136,500	6	186,000	186,250
W-24	33	129,792	128,000	32	119,425	119,250	1	204,900	204,900
W-25	1	127,200	127,200	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	124,714	120,000	1	175,000	175,000	2	153,650	153,650
W-28	2	158,000	158,000	-	-	-	-	-	-
W-29	3	98,333	96,000	-	-	-	-	-	-

	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	245,833	208,000	-	-	-	-	-	-
W-2	-	-	-	-	-	-	-	-	-
W-3	1	97,000	97,000	-	-	-	-	-	-
W-4	3	216,667	220,000	-	-	-	-	-	-
W-5	-	-	-	1	67,000	67,000	-	-	-
W-6	3	262,600	249,900	3	65,833	65,500	-	-	-
W-7	-	-	-	1	123,500	123,500	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9	-	-	-	1	121,000	121,000	-	-	-
W-10	2	169,200	169,200	1	43,000	43,000	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	1	175,000	175,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	11	201,409	201,000	-	-	-	-	-	-
W-20	12	183,150	182,950	-	-	-	-	-	-
W-21	4	241,325	220,250	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	27	166,730	167,000	-	-	-	-	-	-
W-24	9	168,567	163,000	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	190,000	190,000	-	-	-	-	-	-
W-28	2	163,500	163,500	-	-	-	-	-	-
W-29	2	126,200	126,200	-	-	-	-	-	-

# 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	69,530	58,014	15,334,247,984	220,541	211,307
<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
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
<b>Total</b>	<b>66,876</b>	<b>55,344</b>	<b>15,050,497,785</b>	<b>225,051</b>	<b>216,815</b>
<b>1999</b>					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
<b>Total</b>	<b>8,302</b>	<b>6,842</b>	<b>1,885,882,036</b>	<b>227,160</b>	<b>217,907</b>

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

