

**May 2009**

# GTA May Resale Housing Sales Higher Than Last Year

**TORONTO - Tuesday, June 2, 2009**

In May 2009, Greater Toronto REALTORS® reported 9,589 sales, up almost two per cent from May 2008 – the first annual increase since December 2007. The seasonally adjusted annual rate of sales in May was 81,300<sup>1</sup>

“The resale housing market in the GTA has remained resilient in the face of challenging times globally,” according to TREB President Maureen O’Neill. “Many home buyers have taken advantage of extremely low mortgage rates.”

The average price for May transactions was \$395,609 – down less than one per cent compared to the same month last year.

“The average resale home price has moved in line with last year’s level because of tighter market conditions

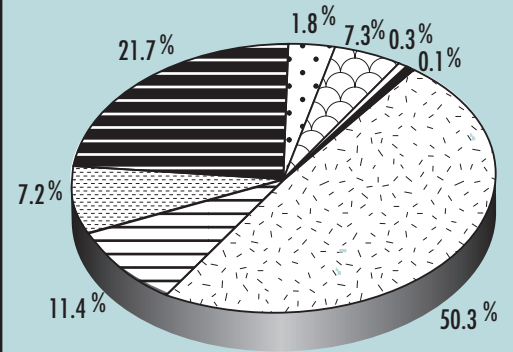
experienced this Spring,” stated Jason Mercer, TREB’s Senior Manager of Market Analysis. “Home sales have increased strongly relative to new listings, bolstering home prices.”

*<sup>1</sup>Seasonally adjusting TREB MLS® data removes recurring seasonal trends observed each year. For example, MLS® sales are highest in late spring each year and lowest in the winter months. Removing the recurring seasonality, allows for the analysis of a meaningful trend reflecting actual changes in market conditions. By multiplying the monthly seasonally-adjusted figure by 12, creating an annual rate, we can compare how the current month relates to historical annual figures.*

## Median Price

In May the median price was \$337,000, from the \$338,000 recorded during May of 2008. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



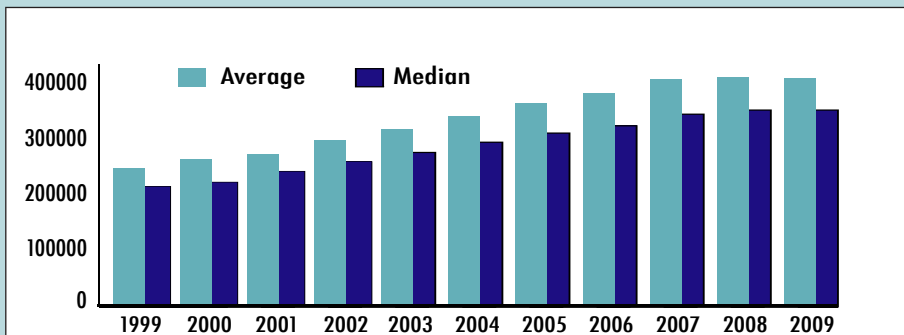
Dwelling Type	Sales	%	Median
Detached	4,822	98	\$410,000
Semi-Detached	1,097	99	\$334,500
Condo Townhouse	692	97	\$255,400
Condo Apt	2,081	97	\$250,000
Link	169	98	\$315,000
Att/Row/Twnhouse	700	98	\$314,500
Co-op Apt	24	96	\$224,950
Det Condo	4	95	\$244,000

### Housing Market Indicators

	May 2008	May 2009	%Change
Sales	9,411	9,589	(2%)
New Listings	18,715	13,686	(-27%)
Active Listings*	27,267	21,524	(-21%)
Days on Market	31	35	(13%)

\* All figures for single-family dwellings.

### Annual Average and Median Price



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**Price Category Breakdown - May 2009**

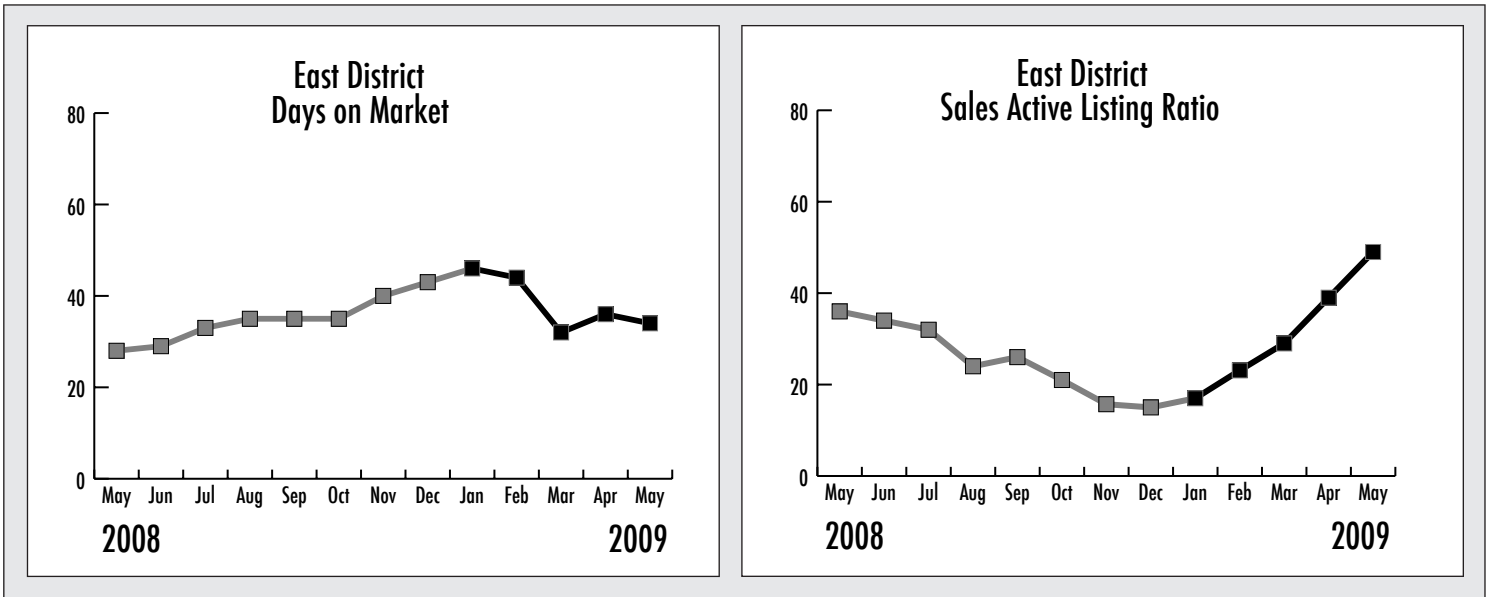
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	41	0.4	31	1.5	6	0.9
\$90,001 - \$100,000	21	0.2	13	0.6	4	0.6
\$100,001 - \$110,000	18	0.2	11	0.5	5	0.7
\$110,001 - \$120,000	24	0.3	16	0.8	2	0.3
\$120,001 - \$130,000	50	0.5	34	1.6	10	1.4
\$130,001 - \$140,000	63	0.7	44	2.1	12	1.7
\$140,001 - \$150,000	62	0.6	51	2.5	7	1.0
\$150,001 - \$160,000	88	0.9	52	2.5	13	1.9
\$160,001 - \$170,000	102	1.1	56	2.7	25	3.6
\$170,001 - \$180,000	137	1.4	83	4.0	27	3.9
\$180,001 - \$190,000	155	1.6	87	4.2	23	3.3
\$190,001 - \$200,000	155	1.6	78	3.7	28	4.0
\$200,001 - \$225,000	500	5.2	231	11.1	77	11.1
\$225,001 - \$250,000	662	6.9	255	12.3	90	13.0
\$250,001 - \$300,000	1,566	16.3	456	21.9	174	25.1
\$300,001 - \$400,000	2,807	29.3	394	18.9	127	18.4
\$400,001 - \$500,000	1,465	15.3	114	5.5	39	5.6
\$500,001 - \$750,000	1,107	11.5	60	2.9	20	2.9
\$750,001 - \$1,000,000	293	3.1	11	0.5	2	0.3
\$1,000,001 - \$1,500,000	183	1.9	4	0.2	1	0.1
\$1,500,001 -	90	0.9	-	-	-	-
<b>Total:</b>	<b>9,589</b>	<b>100</b>	<b>2,081</b>	<b>100</b>	<b>692</b>	<b>100</b>

Current Month: May 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	123	135	109	\$49,931,550	\$458,088	\$428,000	19	102
E02	100	131	100	\$53,781,510	\$537,815	\$453,050	14	100
E03	205	180	149	\$57,638,150	\$386,833	\$370,000	26	98
E04	165	135	104	\$27,208,297	\$261,618	\$277,750	31	97
E05	183	152	108	\$34,395,066	\$318,473	\$289,500	37	97
E06	110	94	69	\$26,281,450	\$380,891	\$360,000	21	98
E07	158	140	108	\$29,264,194	\$270,965	\$235,900	31	98
E08	201	160	103	\$30,189,431	\$293,101	\$286,000	38	96
E09	217	172	116	\$30,421,572	\$262,255	\$266,500	29	97
E10	132	98	58	\$20,322,001	\$350,379	\$346,500	30	98
E11	250	160	108	\$32,856,700	\$304,229	\$273,250	35	105
E12	59	33	20	\$7,284,500	\$364,225	\$295,000	38	97
E13	272	181	122	\$39,736,540	\$325,709	\$301,200	36	98
E14	381	250	175	\$52,827,950	\$301,874	\$287,900	35	98
E15	338	249	193	\$55,073,355	\$285,354	\$275,000	31	98
E16	673	385	244	\$55,805,395	\$228,711	\$214,000	42	97
E17	347	219	144	\$34,899,228	\$242,356	\$235,400	45	98
E18	30	11	1	\$680,000	\$680,000	\$680,000	14	91
E19	113	66	51	\$17,488,035	\$342,903	\$319,000	39	97
E20	154	63	26	\$7,168,100	\$275,696	\$238,000	56	98
E21	212	89	50	\$14,871,900	\$297,438	\$290,000	63	96
<b>TOTAL</b>	<b>4,423</b>	<b>3,103</b>	<b>2,158</b>	<b>\$678,124,924</b>	<b>\$314,238</b>	<b>\$288,000</b>	<b>34</b>	<b>98</b>

Year-to-Date: May 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	513	332	\$143,229,013	\$431,413	\$415,000	24	99
E02	490	316	\$172,361,999	\$545,449	\$456,500	24	99
E03	836	519	\$184,342,966	\$355,189	\$345,000	30	97
E04	559	334	\$85,167,881	\$254,994	\$267,500	35	97
E05	587	358	\$107,164,396	\$299,342	\$275,000	39	96
E06	407	214	\$79,695,033	\$372,407	\$336,500	33	97
E07	516	347	\$94,242,029	\$271,591	\$260,000	39	96
E08	640	335	\$94,801,996	\$282,991	\$280,000	37	96
E09	630	384	\$93,691,222	\$243,988	\$240,500	38	97
E10	373	193	\$67,048,152	\$347,400	\$340,000	37	97
E11	691	348	\$95,944,988	\$275,704	\$264,450	39	99
E12	164	75	\$22,203,600	\$296,048	\$269,000	34	97
E13	775	372	\$118,063,158	\$317,374	\$290,000	39	97
E14	1,096	557	\$164,565,547	\$295,450	\$282,000	37	97
E15	1,151	643	\$183,122,906	\$284,795	\$269,500	38	97
E16	1,806	819	\$173,748,360	\$212,147	\$198,000	41	97
E17	1,035	508	\$121,880,888	\$239,923	\$227,700	45	97
E18	45	6	\$2,692,000	\$448,667	\$444,000	67	94
E19	356	167	\$55,475,885	\$332,191	\$310,000	41	97
E20	292	86	\$24,256,150	\$282,048	\$239,000	57	97
E21	382	137	\$40,154,542	\$293,099	\$277,000	63	96
<b>TOTAL</b>	<b>13,344</b>	<b>7,050</b>	<b>\$2,123,852,711</b>	<b>\$301,256</b>	<b>\$276,000</b>	<b>38</b>	<b>97</b>



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	28	29	\$534,207	\$456,000	103.6	102	E01	46	52	\$446,182	\$427,500	113.0	103
E02	41	36	\$698,050	\$601,250	87.8	100	E02	19	43	\$482,812	\$446,000	226.3	102
E03	105	71	\$465,592	\$401,500	67.6	98	E03	20	41	\$419,267	\$405,000	205.0	101
E04	72	48	\$330,775	\$324,250	66.7	98	E04	12	4	\$249,100	\$248,200	33.3	97
E05	38	38	\$452,485	\$434,244	100.0	97	E05	5	10	\$311,890	\$311,050	200.0	98
E06	83	54	\$395,832	\$369,375	65.1	98	E06	10	4	\$361,150	\$359,500	40.0	99
E07	52	30	\$397,227	\$404,500	57.7	98	E07	2	8	\$323,599	\$320,400	400.0	101
E08	123	62	\$347,924	\$313,500	50.4	97	E08	6	1	\$235,000	\$235,000	16.7	96
E09	69	49	\$331,845	\$325,000	71.0	98	E09	9	2	\$303,250	\$303,250	22.2	97
E10	99	44	\$392,366	\$379,500	44.4	98	E10	4	1	\$310,000	\$310,000	25.0	100
E11	86	37	\$453,815	\$360,000	43.0	121	E11	27	19	\$295,605	\$308,000	70.4	98
E12	38	17	\$372,029	\$294,000	44.7	97	E12	2	-	-	-	-	-
E13	162	68	\$387,996	\$367,375	42.0	98	E13	12	15	\$278,593	\$271,800	125.0	97
E14	251	124	\$328,965	\$319,600	49.4	98	E14	19	11	\$257,227	\$262,000	57.9	97
E15	229	130	\$315,964	\$304,500	56.8	98	E15	11	9	\$244,411	\$247,900	81.8	99
E16	504	172	\$254,530	\$239,900	34.1	98	E16	58	30	\$173,600	\$171,250	51.7	98
E17	247	94	\$271,015	\$254,500	38.1	98	E17	7	4	\$183,250	\$184,000	57.1	97
E18	30	1	\$680,000	\$680,000	3.3	91	E18	-	-	-	-	-	-
E19	99	42	\$361,765	\$325,000	42.4	97	E19	-	-	-	-	-	-
E20	131	23	\$282,400	\$240,000	17.6	98	E20	-	-	-	-	-	-
E21	210	48	\$300,352	\$296,500	22.9	96	E21	2	1	\$214,000	\$214,000	50.0	97

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	28	12	\$396,125	\$409,500	42.9	99	E01	-	-	-	-	-	-
E02	19	9	\$344,311	\$327,000	47.4	97	E02	-	-	-	-	-	-
E03	62	28	\$165,889	\$152,500	45.2	97	E03	-	-	-	-	-	-
E04	53	34	\$163,695	\$165,908	64.2	97	E04	-	-	-	-	-	-
E05	106	38	\$214,959	\$223,250	35.9	96	E05	2	5	\$361,000	\$360,000	250.0	96
E06	8	6	\$313,733	\$322,250	75.0	97	E06	-	-	-	-	-	-
E07	76	48	\$184,268	\$185,000	63.2	96	E07	11	4	\$335,250	\$333,000	36.4	97
E08	55	27	\$185,500	\$139,500	49.1	94	E08	-	-	-	-	-	-
E09	96	53	\$210,277	\$207,000	55.2	97	E09	-	-	-	-	-	-
E10	8	1	\$140,000	\$140,000	12.5	98	E10	1	-	-	-	-	-
E11	56	18	\$129,717	\$142,500	32.1	95	E11	4	3	\$286,500	\$277,000	75.0	97
E12	7	-	-	-	-	-	E12	1	1	\$296,000	\$296,000	100.0	99
E13	24	13	\$234,192	\$208,000	54.2	98	E13	4	3	\$233,500	\$227,500	75.0	97
E14	23	5	\$180,100	\$186,000	21.7	98	E14	8	5	\$251,000	\$245,000	62.5	99
E15	22	6	\$208,333	\$180,000	27.3	97	E15	11	9	\$240,000	\$242,000	81.8	97
E16	30	9	\$188,756	\$176,800	30.0	95	E16	15	3	\$206,667	\$212,000	20.0	97
E17	16	8	\$142,878	\$143,375	50.0	98	E17	30	21	\$211,347	\$224,000	70.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	E19	2	2	\$273,500	\$273,500	100.0	100
E20	12	1	\$225,000	\$225,000	8.3	98	E20	6	1	\$209,900	\$209,900	16.7	100
E21	-	-	-	-	-	-	E21	-	1	\$241,000	\$241,000	-	100

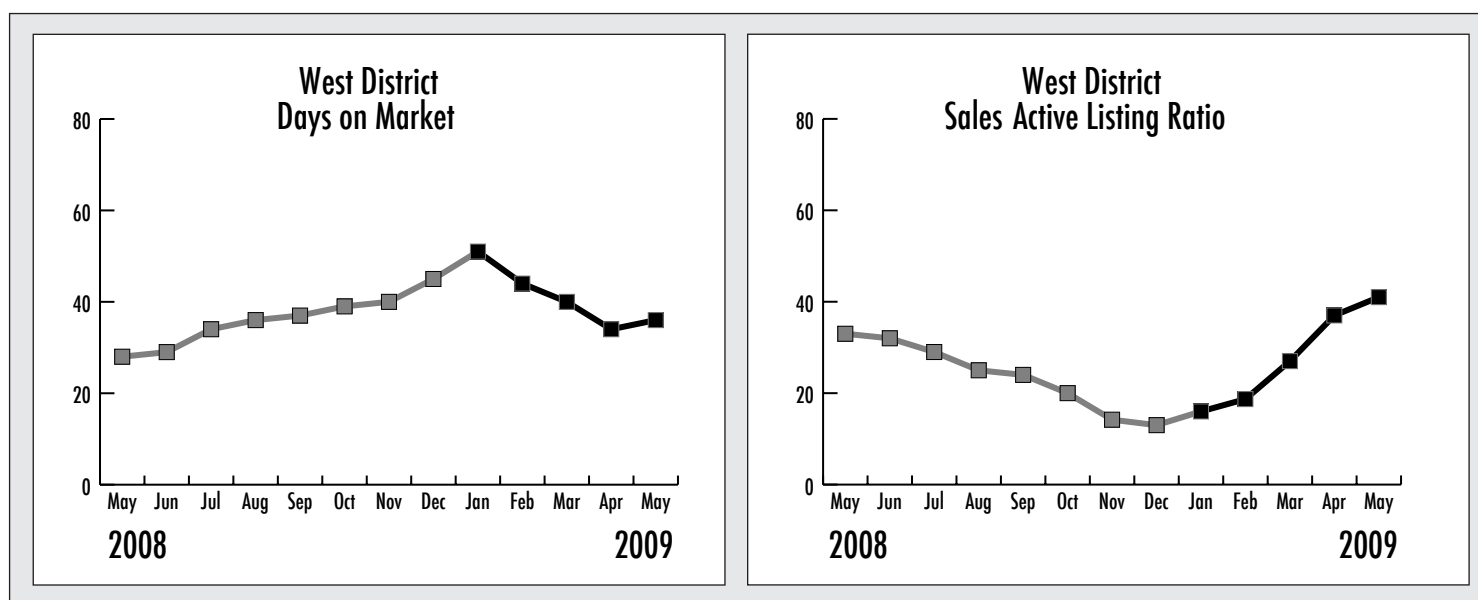
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	3	\$284,833	\$303,000	75.0	97	E01	-	-	-	-	-	-
E02	5	5	\$364,880	\$314,900	100.0	97	E02	-	-	-	-	-	-
E03	6	3	\$212,167	\$172,000	50.0	97	E03	-	-	-	-	-	-
E04	17	17	\$260,592	\$253,000	100.0	96	E04	-	-	-	-	-	-
E05	31	16	\$237,969	\$234,250	51.6	97	E05	-	-	-	-	-	-
E06	3	2	\$255,000	\$255,000	66.7	96	E06	-	-	-	-	-	-
E07	13	10	\$234,200	\$235,000	76.9	97	E07	-	-	-	-	-	-
E08	10	9	\$243,889	\$265,000	90.0	98	E08	-	-	-	-	-	-
E09	38	8	\$172,750	\$155,500	21.1	96	E09	-	-	-	-	-	-
E10	13	8	\$173,613	\$180,750	61.5	97	E10	-	-	-	-	-	-
E11	46	11	\$199,259	\$174,900	23.9	98	E11	2	2	\$202,250	\$202,250	100.0	93
E12	5	1	\$202,000	\$202,000	20.0	94	E12	-	-	-	-	-	-
E13	35	12	\$214,792	\$202,250	34.3	97	E13	1	-	-	-	-	-
E14	36	7	\$201,857	\$185,000	19.4	98	E14	1	-	-	-	-	-
E15	29	15	\$188,630	\$190,000	51.7	98	E15	-	-	-	-	-	-
E16	55	17	\$118,441	\$123,000	30.9	96	E16	-	-	-	-	-	-
E17	7	5	\$157,780	\$165,000	71.4	96	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	E19	-	-	-	-	-	-
E20	5	1	\$238,000	\$238,000	20.0	85	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	17	13	\$433,085	\$413,000	76.5	99
E02	3	1	\$385,000	\$385,000	33.3	96	E02	13	6	\$430,433	\$414,400	46.2	100
E03	5	1	\$219,900	\$219,900	20.0	100	E03	7	5	\$377,980	\$320,000	71.4	96
E04	3	-	-	-	-	-	E04	8	1	\$339,000	\$339,000	12.5	100
E05	-	-	-	-	-	-	E05	1	1	\$300,800	\$300,800	100.0	97
E06	-	-	-	-	-	-	E06	6	3	\$356,500	\$359,000	50.0	98
E07	1	-	-	-	-	-	E07	3	8	\$278,844	\$271,900	266.7	100
E08	-	-	-	-	-	-	E08	7	4	\$294,908	\$302,995	57.1	100
E09	-	1	\$120,000	\$120,000	-	93	E09	5	3	\$302,667	\$305,000	60.0	98
E10	-	-	-	-	-	-	E10	7	4	\$304,750	\$304,500	57.1	99
E11	-	-	-	-	-	-	E11	29	18	\$258,794	\$268,000	62.1	96
E12	-	-	-	-	-	-	E12	6	1	\$462,000	\$462,000	16.7	93
E13	-	-	-	-	-	-	E13	34	11	\$259,217	\$258,500	32.4	98
E14	-	-	-	-	-	-	E14	43	23	\$245,143	\$248,500	53.5	97
E15	-	-	-	-	-	-	E15	36	24	\$231,621	\$235,000	66.7	99
E16	-	-	-	-	-	-	E16	11	13	\$191,223	\$194,000	118.2	98
E17	-	-	-	-	-	-	E17	40	12	\$193,383	\$192,750	30.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	10	7	\$249,556	\$248,000	70.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: May 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	94	75	68	\$28,977,600	\$426,141	\$356,000	34	98
W02	119	109	82	\$38,264,616	\$466,642	\$416,000	19	100
W03	199	122	72	\$20,776,638	\$288,564	\$291,500	40	97
W04	237	135	66	\$20,181,900	\$305,786	\$306,000	36	97
W05	460	207	100	\$28,144,100	\$281,441	\$295,000	46	96
W06	277	168	124	\$44,765,073	\$361,009	\$345,950	36	98
W07	127	94	77	\$35,344,500	\$459,019	\$421,000	35	98
W08	338	216	122	\$69,883,188	\$572,813	\$474,950	35	97
W09	159	88	50	\$17,046,000	\$340,920	\$378,000	40	97
W10	318	155	87	\$20,741,400	\$238,407	\$226,000	38	96
W12	273	155	90	\$44,951,200	\$499,458	\$396,000	40	97
W13	244	144	90	\$47,271,200	\$525,236	\$423,000	36	97
W14	130	99	74	\$24,973,137	\$337,475	\$322,250	35	97
W15	507	299	196	\$47,845,668	\$244,111	\$228,250	37	97
W16	210	148	98	\$37,535,293	\$383,013	\$352,500	32	97
W17	-	-	-	-	-	-	-	-
W18	168	90	34	\$8,522,800	\$250,671	\$263,000	35	97
W19	486	367	263	\$98,196,784	\$373,372	\$361,000	30	97
W20	581	428	342	\$128,185,385	\$374,811	\$350,000	33	97
W21	505	260	198	\$115,580,193	\$583,738	\$472,500	42	96
W22	201	170	165	\$60,103,890	\$364,266	\$350,000	29	98
W23	1,071	692	464	\$149,571,902	\$322,353	\$304,500	33	97
W24	820	486	326	\$106,988,276	\$328,185	\$320,000	35	97
W25	130	62	33	\$11,636,388	\$352,618	\$320,000	40	98
W26	26	10	4	\$2,957,500	\$739,375	\$568,750	236	95
W27	257	148	99	\$35,184,200	\$355,396	\$337,500	37	98
W28	291	134	107	\$44,696,351	\$417,723	\$390,000	49	97
W29	190	89	59	\$17,288,500	\$293,025	\$271,500	46	98
<b>TOTAL</b>	<b>8,418</b>	<b>5,150</b>	<b>3,490</b>	<b>\$1,305,613,682</b>	<b>\$374,101</b>	<b>\$334,750</b>	<b>36</b>	<b>97</b>



## Year-to-Date: May 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	365	242	\$102,005,076	\$421,509	\$372,500	35	98
W02	483	295	\$135,700,667	\$460,002	\$415,000	25	99
W03	520	232	\$66,947,138	\$288,565	\$285,000	42	96
W04	552	231	\$68,502,511	\$296,548	\$293,000	44	96
W05	909	322	\$88,311,901	\$274,261	\$289,250	45	96
W06	785	398	\$139,610,432	\$350,780	\$332,000	41	97
W07	418	251	\$113,579,650	\$452,509	\$425,000	37	97
W08	804	376	\$203,329,487	\$540,770	\$444,000	41	96
W09	398	174	\$54,039,032	\$310,569	\$325,500	38	96
W10	733	348	\$80,692,077	\$231,874	\$237,500	46	96
W12	693	327	\$159,702,972	\$488,388	\$397,000	41	96
W13	611	264	\$136,113,154	\$515,580	\$414,950	41	96
W14	407	221	\$72,209,235	\$326,739	\$317,900	39	96
W15	1,398	638	\$151,700,617	\$237,775	\$218,750	41	96
W16	602	291	\$104,673,898	\$359,704	\$340,000	36	97
W17	-	-	-	-	-	-	-
W18	333	117	\$27,948,302	\$238,874	\$247,500	42	96
W19	1,529	801	\$290,516,146	\$362,692	\$350,000	35	97
W20	1,911	1,007	\$364,887,340	\$362,351	\$341,000	35	97
W21	1,286	572	\$298,649,282	\$522,114	\$430,500	42	97
W22	878	582	\$193,669,414	\$332,765	\$315,500	33	98
W23	3,211	1,582	\$484,259,292	\$306,106	\$294,000	37	97
W24	2,366	1,047	\$338,482,944	\$323,288	\$310,000	38	97
W25	278	146	\$52,764,888	\$361,403	\$319,500	53	97
W26	35	14	\$10,187,500	\$727,679	\$607,500	177	96
W27	663	350	\$121,148,355	\$346,138	\$325,000	42	97
W28	641	320	\$140,236,301	\$438,238	\$395,000	50	97
W29	438	227	\$65,326,952	\$287,784	\$265,000	51	97
<b>TOTAL</b>	<b>23,247</b>	<b>11,375</b>	<b>\$4,065,194,563</b>	<b>\$357,380</b>	<b>\$320,000</b>	<b>39</b>	<b>97</b>

**Detached Houses**

**Semi-Detached Houses**

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	43	16	\$718,525	\$659,000	37.2	101	W01	9	12	\$445,833	\$432,500	133.3	97
W02	37	31	\$618,515	\$601,000	83.8	101	W02	31	28	\$399,304	\$404,250	90.3	100
W03	119	37	\$311,428	\$307,000	31.1	96	W03	44	16	\$333,644	\$332,000	36.4	97
W04	114	40	\$358,698	\$357,500	35.1	97	W04	18	5	\$353,200	\$398,000	27.8	97
W05	81	33	\$387,030	\$358,000	40.7	97	W05	102	28	\$317,129	\$303,750	27.5	96
W06	80	47	\$434,068	\$395,000	58.8	98	W06	7	4	\$396,000	\$401,000	57.1	98
W07	51	39	\$587,721	\$574,000	76.5	99	W07	-	1	\$450,000	\$450,000	-	100
W08	199	68	\$801,998	\$771,500	34.2	98	W08	1	2	\$365,000	\$365,000	200.0	94
W09	49	27	\$484,722	\$450,000	55.1	98	W09	5	-	-	-	-	-
W10	85	37	\$337,616	\$315,000	43.5	97	W10	14	4	\$275,500	\$285,500	28.6	99
W12	171	49	\$648,235	\$515,000	28.7	96	W12	20	6	\$346,250	\$348,500	30.0	97
W13	153	59	\$655,626	\$570,000	38.6	97	W13	33	11	\$299,091	\$308,000	33.3	98
W14	31	27	\$497,024	\$451,000	87.1	97	W14	7	7	\$346,586	\$345,000	100.0	98
W15	29	11	\$438,300	\$435,000	37.9	98	W15	11	15	\$333,993	\$327,500	136.4	97
W16	99	51	\$473,659	\$443,500	51.5	97	W16	24	18	\$315,206	\$314,500	75.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	70	12	\$295,325	\$289,500	17.1	96	W18	39	16	\$259,081	\$262,000	41.0	97
W19	164	105	\$483,882	\$450,000	64.0	98	W19	52	50	\$353,373	\$355,500	96.2	98
W20	251	163	\$458,052	\$436,500	64.9	97	W20	82	79	\$333,106	\$333,300	96.3	98
W21	345	142	\$677,094	\$527,500	41.2	97	W21	12	14	\$366,143	\$369,000	116.7	98
W22	119	95	\$418,870	\$391,000	79.8	98	W22	22	23	\$310,228	\$310,000	104.6	99
W23	682	305	\$354,626	\$342,000	44.7	97	W23	187	89	\$280,099	\$286,000	47.6	97
W24	464	181	\$386,271	\$385,000	39.0	97	W24	118	70	\$296,485	\$295,500	59.3	98
W25	67	17	\$422,471	\$388,500	25.4	98	W25	2	2	\$285,000	\$285,000	100.0	99
W26	26	4	\$739,375	\$568,750	15.4	95	W26	-	-	-	-	-	-
W27	214	77	\$382,853	\$360,000	36.0	98	W27	12	6	\$289,000	\$297,750	50.0	99
W28	272	89	\$442,161	\$407,000	32.7	97	W28	5	7	\$304,857	\$315,000	140.0	99
W29	135	47	\$314,723	\$282,500	34.8	98	W29	14	7	\$215,071	\$224,000	50.0	98

**Condo Apartment**

**Link**

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	39	33	\$285,052	\$265,000	84.6	98	W01	-	-	-	-	-	-
W02	26	13	\$341,054	\$377,000	50.0	98	W02	-	-	-	-	-	-
W03	25	17	\$195,735	\$196,000	68.0	97	W03	-	-	-	-	-	-
W04	60	14	\$153,357	\$152,000	23.3	96	W04	-	-	-	-	-	-
W05	150	21	\$144,857	\$145,000	14.0	95	W05	-	-	-	-	-	-
W06	160	65	\$306,835	\$293,000	40.6	97	W06	-	-	-	-	-	-
W07	53	29	\$279,600	\$274,000	54.7	98	W07	-	-	-	-	-	-
W08	123	39	\$246,367	\$213,000	31.7	97	W08	-	1	\$420,000	\$420,000	-	98
W09	86	18	\$151,361	\$121,750	20.9	97	W09	-	-	-	-	-	-
W10	165	36	\$153,906	\$146,500	21.8	96	W10	2	-	-	-	-	-
W12	49	18	\$235,511	\$195,500	36.7	96	W12	-	-	-	-	-	-
W13	20	7	\$183,179	\$155,000	35.0	94	W13	-	-	-	-	-	-
W14	44	18	\$203,011	\$200,000	40.9	97	W14	-	1	\$348,000	\$348,000	-	100
W15	398	141	\$217,880	\$208,000	35.4	97	W15	-	-	-	-	-	-
W16	29	10	\$226,900	\$235,000	34.5	98	W16	1	3	\$334,629	\$333,888	300.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	4	\$128,500	\$124,000	15.4	96	W18	-	-	-	-	-	-
W19	122	32	\$201,203	\$191,250	26.2	97	W19	3	6	\$353,303	\$352,910	200.0	99
W20	55	13	\$196,685	\$187,000	23.6	96	W20	4	1	\$347,000	\$347,000	25.0	96
W21	50	9	\$346,506	\$218,000	18.0	86	W21	6	-	-	-	-	-
W22	5	3	\$226,333	\$248,000	60.0	97	W22	-	2	\$297,500	\$297,500	-	99
W23	26	14	\$205,786	\$203,500	53.9	96	W23	5	6	\$282,250	\$271,500	120.0	97
W24	89	31	\$169,181	\$180,000	34.8	96	W24	6	1	\$275,000	\$275,000	16.7	95
W25	24	2	\$337,500	\$337,500	8.3	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	7	1	\$260,000	\$260,000	14.3	96	W27	4	-	-	-	-	-
W28	-	-	-	-	-	-	W28	1	-	-	-	-	-
W29	19	-	-	-	-	-	W29	-	-	-	-	-	-

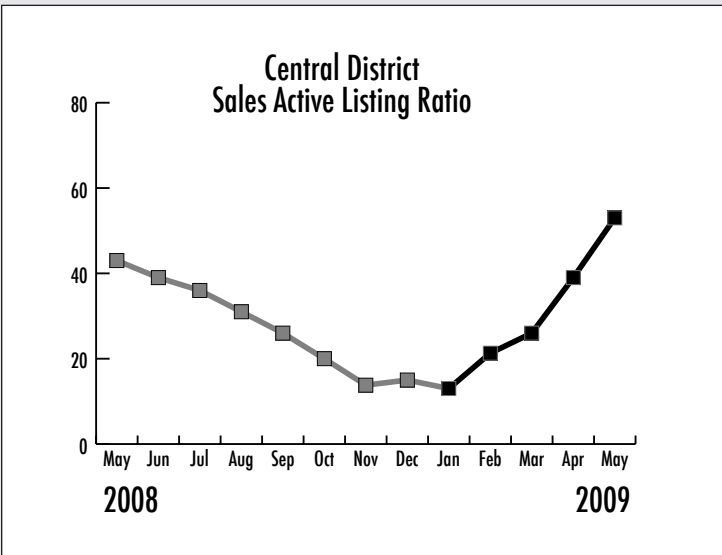
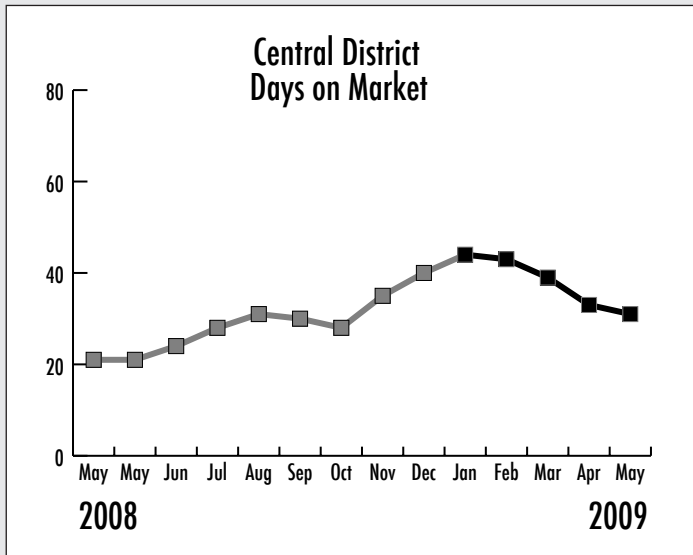


Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	3	3	\$295,333	\$304,000	100.0	99	W01	-	-	-	-	-	-
W02	6	2	\$372,900	\$372,900	33.3	102	W02	-	-	-	-	-	-
W03	1	-	-	-	-	-	W03	-	-	-	-	-	-
W04	33	6	\$267,167	\$272,000	18.2	97	W04	-	-	-	-	-	-
W05	109	16	\$177,375	\$178,000	14.7	95	W05	-	-	-	-	-	-
W06	13	3	\$280,518	\$308,000	23.1	99	W06	-	-	-	-	-	-
W07	4	1	\$465,000	\$465,000	25.0	97	W07	-	-	-	-	-	-
W08	11	6	\$223,750	\$199,000	54.6	93	W08	-	-	-	-	-	-
W09	13	3	\$308,333	\$314,000	23.1	95	W09	-	-	-	-	-	-
W10	46	10	\$160,700	\$167,500	21.7	94	W10	-	-	-	-	-	-
W12	22	16	\$406,938	\$308,500	72.7	98	W12	7	-	-	-	-	-
W13	32	9	\$264,722	\$265,000	28.1	97	W13	1	1	\$855,000	\$855,000	100.0	97
W14	46	18	\$232,289	\$234,000	39.1	97	W14	-	-	-	-	-	-
W15	69	28	\$253,193	\$254,000	40.6	97	W15	-	-	-	-	-	-
W16	54	16	\$277,006	\$260,000	29.6	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	29	2	\$159,800	\$159,800	6.9	96	W18	-	-	-	-	-	-
W19	114	46	\$281,214	\$286,250	40.4	97	W19	-	-	-	-	-	-
W20	148	62	\$264,028	\$255,000	41.9	97	W20	1	-	-	-	-	-
W21	33	13	\$303,992	\$299,000	39.4	97	W21	2	-	-	-	-	-
W22	11	2	\$188,250	\$188,250	18.2	98	W22	-	-	-	-	-	-
W23	79	17	\$218,088	\$228,500	21.5	98	W23	-	-	-	-	-	-
W24	85	20	\$195,890	\$189,750	23.5	97	W24	4	-	-	-	-	-
W25	20	8	\$265,674	\$253,250	40.0	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	11	8	\$208,125	\$205,500	72.7	98	W27	-	-	-	-	-	-
W28	4	-	-	-	-	-	W28	-	-	-	-	-	-
W29	7	3	\$177,667	\$178,000	42.9	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	-	4	\$459,625	\$449,000	-	98
W02	4	1	\$293,000	\$293,000	25.0	95	W02	15	7	\$348,237	\$319,000	46.7	102
W03	-	-	-	-	-	-	W03	10	2	\$294,000	\$294,000	20.0	97
W04	-	-	-	-	-	-	W04	12	1	\$318,000	\$318,000	8.3	98
W05	12	-	-	-	-	-	W05	6	2	\$306,250	\$306,250	33.3	96
W06	7	1	\$117,000	\$117,000	14.3	94	W06	10	4	\$469,250	\$421,000	40.0	98
W07	3	-	-	-	-	-	W07	16	7	\$485,714	\$485,000	43.8	97
W08	3	-	-	-	-	-	W08	1	6	\$541,083	\$487,750	600.0	99
W09	5	2	\$154,500	\$154,500	40.0	91	W09	1	-	-	-	-	-
W10	1	-	-	-	-	-	W10	5	-	-	-	-	-
W12	1	-	-	-	-	-	W12	3	1	\$360,000	\$360,000	33.3	96
W13	-	-	-	-	-	-	W13	5	3	\$259,833	\$242,500	60.0	97
W14	-	1	\$124,000	\$124,000	-	98	W14	2	2	\$410,000	\$410,000	100.0	99
W15	-	1	\$204,000	\$204,000	-	95	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	3	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	4	-	-	-	-	-
W19	-	-	-	-	-	-	W19	31	24	\$342,763	\$341,500	77.4	97
W20	-	-	-	-	-	-	W20	40	24	\$330,575	\$325,000	60.0	98
W21	-	-	-	-	-	-	W21	57	20	\$361,818	\$319,500	35.1	98
W22	-	-	-	-	-	-	W22	44	40	\$288,138	\$292,500	90.9	99
W23	-	-	-	-	-	-	W23	92	33	\$248,485	\$250,000	35.9	97
W24	-	-	-	-	-	-	W24	54	23	\$299,213	\$305,000	42.6	97
W25	-	-	-	-	-	-	W25	15	4	\$271,000	\$281,750	26.7	96
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	9	7	\$292,214	\$293,000	77.8	98
W28	-	-	-	-	-	-	W28	9	11	\$291,818	\$285,000	122.2	98
W29	-	-	-	-	-	-	W29	15	2	\$229,000	\$229,000	13.3	97

Current Month: May 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	765	524	399	\$141,174,031	\$353,820	\$314,000	33	98
C02	223	128	83	\$55,881,088	\$673,266	\$486,000	26	98
C03	138	104	63	\$46,492,428	\$737,975	\$450,000	28	99
C04	286	206	157	\$123,371,148	\$785,803	\$720,000	32	98
C06	80	51	40	\$20,692,518	\$517,313	\$458,500	32	96
C07	315	207	157	\$58,116,324	\$370,168	\$320,000	32	98
C08	263	205	166	\$54,961,998	\$331,096	\$289,950	23	98
C09	93	71	50	\$47,885,900	\$957,718	\$682,500	30	99
C10	188	141	148	\$101,434,371	\$685,367	\$519,000	36	98
C11	90	63	51	\$27,673,819	\$542,624	\$456,000	31	98
C12	210	98	46	\$59,436,000	\$1,292,087	\$905,500	32	97
C13	135	107	79	\$29,721,400	\$376,220	\$339,000	27	98
C14	358	285	218	\$98,881,646	\$453,586	\$308,875	31	97
C15	268	195	140	\$51,331,101	\$366,651	\$326,250	34	97
<b>TOTAL</b>	<b>3,412</b>	<b>2,385</b>	<b>1,797</b>	<b>\$917,053,772</b>	<b>\$510,325</b>	<b>\$364,000</b>	<b>31</b>	<b>98</b>



Year-to-Date: May 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	2,426	1,266	\$445,319,649	\$351,753	\$312,000	37	97
C02	598	280	\$177,405,119	\$633,590	\$487,000	31	97
C03	401	197	\$135,571,987	\$688,183	\$450,000	36	97
C04	865	437	\$319,666,797	\$731,503	\$670,000	37	97
C06	247	137	\$66,653,954	\$486,525	\$450,000	34	96
C07	928	479	\$175,937,949	\$367,303	\$320,000	36	97
C08	923	558	\$185,608,082	\$332,631	\$290,000	35	97
C09	259	135	\$131,944,390	\$977,366	\$720,000	38	97
C10	720	417	\$246,991,953	\$592,307	\$465,000	36	97
C11	318	169	\$91,505,861	\$541,455	\$510,000	33	97
C12	416	155	\$186,340,168	\$1,202,195	\$887,500	41	95
C13	400	214	\$77,281,293	\$361,128	\$335,000	31	97
C14	1,162	611	\$252,649,428	\$413,502	\$302,900	35	97
C15	784	406	\$151,076,175	\$372,109	\$339,444	38	96
<b>TOTAL</b>	<b>10,447</b>	<b>5,461</b>	<b>\$2,643,952,805</b>	<b>\$484,152</b>	<b>\$356,000</b>	<b>36</b>	<b>97</b>

## Detached Houses

## Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	19	4	\$638,250	\$623,500	21.1	99	C01	37	19	\$631,737	\$618,000	51.4	100
C02	46	20	\$879,225	\$574,000	43.5	99	C02	41	25	\$774,431	\$705,000	61.0	100
C03	78	38	\$977,472	\$763,185	48.7	99	C03	20	12	\$381,800	\$370,000	60.0	99
C04	198	117	\$933,692	\$836,000	59.1	98	C04	7	7	\$550,193	\$551,000	100.0	99
C06	54	28	\$624,197	\$524,250	51.9	97	C06	1	-	-	-	-	-
C07	120	43	\$550,471	\$505,000	35.8	97	C07	14	6	\$368,917	\$363,250	42.9	98
C08	7	1	\$990,000	\$990,000	14.3	99	C08	10	6	\$633,250	\$668,500	60.0	100
C09	47	20	\$1,532,420	\$1,550,000	42.6	100	C09	2	3	\$1,522,333	\$1,079,000	150.0	100
C10	66	41	\$1,302,498	\$1,135,000	62.1	98	C10	15	28	\$581,598	\$582,500	186.7	100
C11	29	16	\$1,053,125	\$921,250	55.2	98	C11	3	10	\$549,952	\$537,750	333.3	103
C12	150	36	\$1,528,736	\$1,120,000	24.0	97	C12	1	-	-	-	-	-
C13	35	24	\$542,298	\$510,500	68.6	98	C13	8	13	\$344,115	\$335,000	162.5	98
C14	133	60	\$855,208	\$711,000	45.1	96	C14	-	1	\$410,000	\$410,000	-	96
C15	78	33	\$602,711	\$600,000	42.3	97	C15	15	26	\$372,340	\$370,000	173.3	98

## Condo Apartment

## Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	642	325	\$326,860	\$303,888	50.6	98	C01	-	-	-	-	-	-
C02	104	32	\$430,010	\$378,750	30.8	97	C02	-	-	-	-	-	-
C03	32	7	\$468,414	\$389,900	21.9	98	C03	-	-	-	-	-	-
C04	62	29	\$314,545	\$280,000	46.8	97	C04	-	-	-	-	-	-
C06	24	10	\$255,950	\$245,000	41.7	96	C06	-	-	-	-	-	-
C07	140	91	\$282,270	\$271,000	65.0	98	C07	-	3	\$390,000	\$395,000	-	97
C08	197	134	\$298,041	\$280,000	68.0	99	C08	-	-	-	-	-	-
C09	27	22	\$479,500	\$473,750	81.5	98	C09	-	-	-	-	-	-
C10	92	70	\$397,732	\$331,450	76.1	97	C10	-	-	-	-	-	-
C11	36	23	\$197,535	\$180,000	63.9	95	C11	-	-	-	-	-	-
C12	38	7	\$395,071	\$359,000	18.4	97	C12	-	-	-	-	-	-
C13	88	33	\$254,220	\$252,000	37.5	97	C13	1	-	-	-	-	-
C14	174	136	\$281,869	\$275,000	78.2	98	C14	-	-	-	-	-	-
C15	122	51	\$277,078	\$261,900	41.8	97	C15	2	-	-	-	-	-

## Condo Townhouse

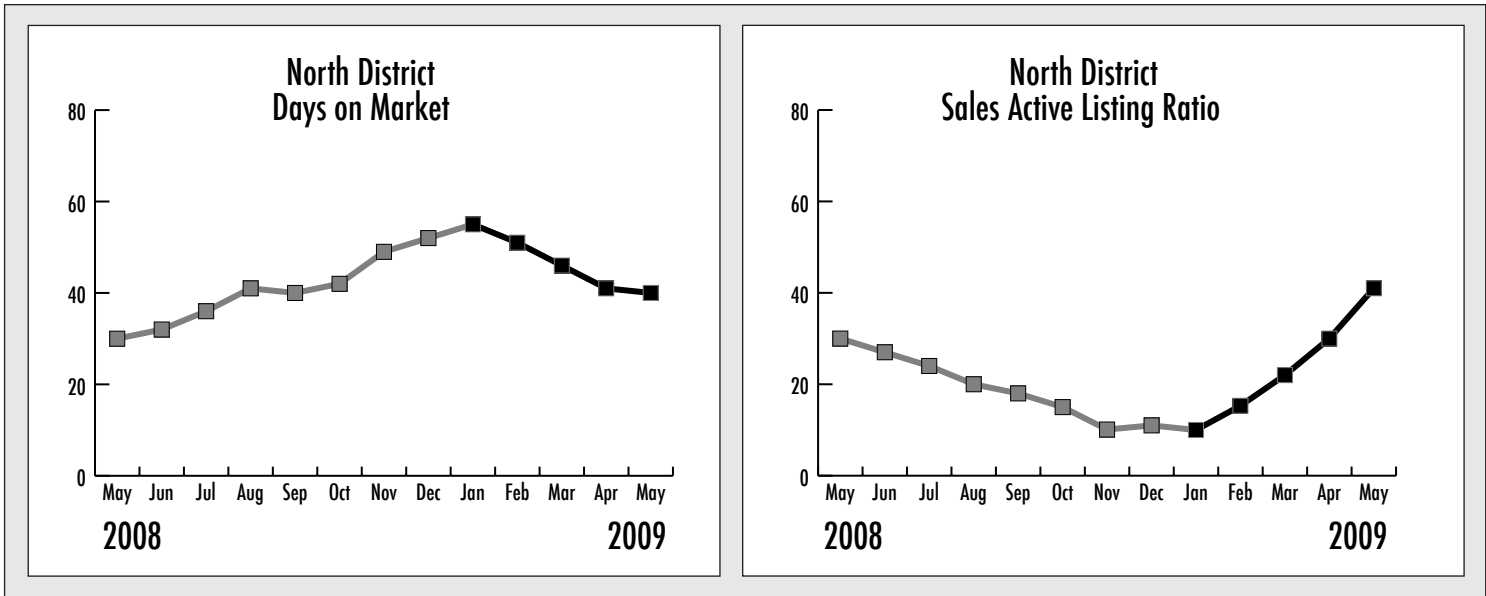
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	47	36	\$343,417	\$326,750	76.6	99	C01	-	-	-	-	-	-
C02	8	2	\$944,500	\$944,500	25.0	99	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	4	2	\$257,500	\$257,500	50.0	100	C04	-	-	-	-	-	-
C06	-	2	\$327,750	\$327,750	-	98	C06	-	-	-	-	-	-
C07	33	12	\$365,667	\$311,250	36.4	97	C07	-	-	-	-	-	-
C08	22	9	\$377,452	\$302,100	40.9	98	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-
C10	11	7	\$411,571	\$350,000	63.6	98	C10	-	-	-	-	-	-
C11	14	1	\$386,000	\$386,000	7.1	99	C11	-	-	-	-	-	-
C12	21	3	\$545,333	\$585,000	14.3	98	C12	-	-	-	-	-	-
C13	2	2	\$249,500	\$249,500	100.0	100	C13	-	-	-	-	-	-
C14	28	18	\$396,944	\$338,850	64.3	99	C14	-	-	-	-	-	-
C15	51	30	\$254,327	\$250,500	58.8	97	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	2	-	-	-	-	-	C01	18	15	\$535,033	\$525,000	83.3	105
C02	4	-	-	-	-	-	C02	20	4	\$821,625	\$768,500	20.0	97
C03	5	6	\$248,000	\$252,000	120.0	99	C03	2	-	-	-	-	-
C04	12	1	\$231,000	\$231,000	8.3	97	C04	3	1	\$410,000	\$410,000	33.3	96
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	8	2	\$494,000	\$494,000	25.0	97
C08	4	3	\$163,667	\$160,500	75.0	97	C08	23	13	\$488,231	\$450,000	56.5	98
C09	15	4	\$365,375	\$355,750	26.7	96	C09	-	1	\$660,000	\$660,000	-	99
C10	1	1	\$230,000	\$230,000	100.0	97	C10	3	1	\$795,000	\$795,000	33.3	94
C11	-	-	-	-	-	-	C11	8	1	\$395,000	\$395,000	12.5	102
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	-	7	\$477,786	\$463,800	-	99
C14	2	-	-	-	-	-	C14	21	3	\$560,000	\$580,000	14.3	97
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: May 2009								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	148	116	90	\$44,696,000	\$496,622	\$457,500	33	97
N02	251	163	133	\$52,121,918	\$391,894	\$373,500	37	97
N03	474	326	254	\$110,883,936	\$436,551	\$374,000	32	97
N04	263	208	154	\$72,988,814	\$473,953	\$466,750	34	97
N05	250	148	99	\$47,643,582	\$481,248	\$455,000	40	97
N06	296	120	104	\$40,120,000	\$385,769	\$345,000	40	97
N07	333	210	159	\$54,716,650	\$344,130	\$330,500	46	97
N08	615	402	257	\$111,747,175	\$434,814	\$400,000	29	97
N10	191	147	94	\$38,253,771	\$406,955	\$381,000	31	99
N11	482	399	382	\$173,335,127	\$453,757	\$425,250	35	98
N12	151	83	44	\$19,562,300	\$444,598	\$361,500	38	97
N13	115	46	15	\$10,641,500	\$709,433	\$610,000	71	97
N14	157	53	21	\$15,703,999	\$747,809	\$650,000	88	94
N15	110	53	25	\$8,989,500	\$359,580	\$324,000	59	97
N16	169	58	32	\$10,361,050	\$323,783	\$332,500	69	97
N17	341	154	90	\$26,759,850	\$297,332	\$263,000	46	97
N18	162	81	43	\$13,747,900	\$319,719	\$270,000	48	97
N19	217	87	48	\$12,666,500	\$263,885	\$238,950	68	97
N20	43	13	7	\$2,428,663	\$346,952	\$335,000	67	98
N21	43	14	9	\$2,625,800	\$291,756	\$288,000	74	95
N22	109	28	42	\$10,906,490	\$259,678	\$240,000	81	97
N23	230	95	30	\$9,167,400	\$305,580	\$268,500	59	96
N24	121	44	12	\$2,634,500	\$219,542	\$228,250	65	96
<b>TOTAL</b>	<b>5,271</b>	<b>3,048</b>	<b>2,144</b>	<b>\$892,702,425</b>	<b>\$416,372</b>	<b>\$378,250</b>	<b>40</b>	<b>97</b>



**Year-to-Date: May 2009**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	450	235	\$106,896,188	\$454,877	\$420,000	39	97
N02	695	327	\$136,933,018	\$418,755	\$362,000	40	96
N03	1,490	747	\$326,904,464	\$437,623	\$378,000	40	96
N04	798	390	\$176,887,811	\$453,558	\$441,900	36	97
N05	646	277	\$125,924,050	\$454,599	\$429,000	40	97
N06	674	318	\$127,611,938	\$401,295	\$349,500	43	97
N07	957	509	\$171,477,208	\$336,890	\$320,000	48	97
N08	1,812	842	\$366,242,686	\$434,968	\$397,000	37	97
N10	537	288	\$117,673,159	\$408,587	\$379,750	36	97
N11	1,843	1,081	\$472,184,271	\$436,803	\$397,000	40	97
N12	334	121	\$49,156,288	\$406,250	\$368,000	38	97
N13	156	39	\$24,838,800	\$636,892	\$525,000	75	95
N14	224	68	\$42,646,499	\$627,154	\$565,000	77	94
N15	208	86	\$30,614,000	\$355,977	\$312,500	52	97
N16	263	105	\$39,276,989	\$374,067	\$330,000	61	96
N17	695	292	\$76,405,350	\$261,662	\$241,250	46	97
N18	342	148	\$43,591,505	\$294,537	\$274,500	48	97
N19	376	189	\$49,989,150	\$264,493	\$244,000	70	97
N20	54	18	\$7,297,263	\$405,404	\$388,750	68	96
N21	62	26	\$7,268,200	\$279,546	\$279,500	84	96
N22	195	84	\$22,190,465	\$264,172	\$242,000	70	97
N23	349	112	\$31,493,780	\$281,194	\$239,750	69	96
N24	166	45	\$10,352,000	\$230,044	\$222,000	64	95
<b>TOTAL</b>	<b>13,326</b>	<b>6,347</b>	<b>\$2,563,855,082</b>	<b>\$403,948</b>	<b>\$368,000</b>	<b>44</b>	<b>97</b>

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	85	50	\$643,912	\$540,000	58.8	96	N01	-	5	\$379,300	\$362,000	-	97
N02	119	59	\$503,375	\$450,000	49.6	97	N02	-	5	\$372,000	\$375,000	-	97
N03	229	103	\$645,826	\$592,000	45.0	96	N03	12	5	\$379,300	\$392,000	41.7	97
N04	192	105	\$541,500	\$520,000	54.7	97	N04	14	14	\$350,657	\$357,250	100.0	98
N05	193	73	\$530,159	\$495,000	37.8	97	N05	12	6	\$356,333	\$357,000	50.0	97
N06	205	57	\$444,719	\$393,000	27.8	97	N06	13	14	\$322,929	\$328,500	107.7	98
N07	234	97	\$394,074	\$375,000	41.5	97	N07	33	20	\$281,154	\$287,500	60.6	98
N08	401	145	\$503,991	\$458,000	36.2	97	N08	75	48	\$376,710	\$378,000	64.0	98
N10	110	47	\$471,900	\$475,000	42.7	98	N10	4	4	\$358,625	\$358,500	100.0	97
N11	283	239	\$523,083	\$490,000	84.5	98	N11	27	32	\$361,369	\$355,000	118.5	99
N12	129	31	\$508,074	\$427,500	24.0	97	N12	7	3	\$302,667	\$303,000	42.9	97
N13	114	15	\$709,433	\$610,000	13.2	97	N13	-	-	-	-	-	-
N14	148	21	\$747,809	\$650,000	14.2	94	N14	-	-	-	-	-	-
N15	103	18	\$407,722	\$370,000	17.5	96	N15	-	-	-	-	-	-
N16	147	25	\$363,682	\$364,000	17.0	97	N16	1	-	-	-	-	-
N17	322	83	\$305,072	\$273,800	25.8	97	N17	3	1	\$238,000	\$238,000	33.3	98
N18	125	25	\$383,200	\$330,000	20.0	97	N18	6	7	\$220,857	\$222,000	116.7	97
N19	149	33	\$289,727	\$274,900	22.2	97	N19	7	2	\$188,000	\$188,000	28.6	99
N20	43	7	\$346,952	\$335,000	16.3	98	N20	-	-	-	-	-	-
N21	43	9	\$291,756	\$288,000	20.9	95	N21	-	-	-	-	-	-
N22	89	34	\$268,838	\$243,000	38.2	97	N22	2	-	-	-	-	-
N23	215	30	\$305,580	\$268,500	14.0	96	N23	-	-	-	-	-	-
N24	112	9	\$235,500	\$232,000	8.0	95	N24	1	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	23	15	\$275,967	\$253,000	65.2	97	N01	3	6	\$365,333	\$354,000	200.0	98
N02	92	47	\$270,477	\$258,000	51.1	96	N02	11	8	\$347,863	\$344,500	72.7	97
N03	142	83	\$232,230	\$225,500	58.5	97	N03	4	4	\$367,125	\$366,500	100.0	97
N04	29	8	\$167,375	\$163,000	27.6	95	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	11	2	\$372,250	\$372,250	18.2	96
N06	12	4	\$291,750	\$302,500	33.3	98	N06	1	1	\$327,000	\$327,000	100.0	96
N07	15	10	\$220,000	\$211,000	66.7	97	N07	2	2	\$261,500	\$261,500	100.0	98
N08	69	16	\$268,894	\$249,500	23.2	95	N08	2	1	\$394,000	\$394,000	50.0	101
N10	34	5	\$248,600	\$253,800	14.7	96	N10	33	33	\$356,666	\$358,000	100.0	100
N11	66	15	\$303,640	\$275,000	22.7	97	N11	11	13	\$358,315	\$345,000	118.2	97
N12	-	-	-	-	-	-	N12	-	1	\$328,000	\$328,000	-	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	5	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	1	\$173,000	\$173,000	-	99	N15	-	-	-	-	-	-
N16	12	1	\$275,000	\$275,000	8.3	93	N16	-	-	-	-	-	-
N17	2	-	-	-	-	-	N17	-	-	-	-	-	-
N18	7	-	-	-	-	-	N18	12	8	\$253,938	\$259,500	66.7	97
N19	14	2	\$183,000	\$183,000	14.3	98	N19	11	2	\$230,750	\$230,750	18.2	100
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	11	6	\$227,000	\$232,500	54.6	98
N23	-	-	-	-	-	-	N23	4	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	33	10	\$283,490	\$256,500	30.3	97	N01	-	-	-	-	-	-
N02	24	11	\$352,864	\$373,500	45.8	96	N02	-	-	-	-	-	-
N03	44	16	\$312,831	\$304,000	36.4	97	N03	-	-	-	-	-	-
N04	9	3	\$327,333	\$345,000	33.3	95	N04	-	-	-	-	-	-
N05	3	1	\$314,000	\$314,000	33.3	93	N05	-	-	-	-	-	-
N06	32	8	\$332,625	\$273,500	25.0	97	N06	-	-	-	-	-	-
N07	20	6	\$255,167	\$253,500	30.0	97	N07	-	-	-	-	-	-
N08	15	4	\$290,250	\$288,750	26.7	97	N08	-	-	-	-	-	-
N10	5	1	\$288,000	\$288,000	20.0	99	N10	-	-	-	-	-	-
N11	49	27	\$324,352	\$322,000	55.1	97	N11	1	-	-	-	-	-
N12	2	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	2	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	5	\$151,800	\$135,000	83.3	93	N16	-	-	-	-	-	-
N17	4	1	\$149,900	\$149,900	25.0	100	N17	1	-	-	-	-	-
N18	9	3	\$196,800	\$196,500	33.3	97	N18	-	-	-	-	-	-
N19	3	2	\$162,500	\$162,500	66.7	97	N19	24	1	\$285,000	\$285,000	4.2	95
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	8	2	\$175,000	\$175,000	25.0	98	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	4	4	\$359,375	\$356,250	100.0	99
N02	-	-	-	-	-	-	N02	5	3	\$395,333	\$435,000	60.0	98
N03	-	-	-	-	-	-	N03	43	43	\$388,802	\$383,000	100.0	98
N04	-	-	-	-	-	-	N04	17	24	\$370,878	\$369,944	141.2	99
N05	-	-	-	-	-	-	N05	31	17	\$337,971	\$339,000	54.8	97
N06	-	-	-	-	-	-	N06	33	20	\$304,750	\$303,750	60.6	98
N07	-	-	-	-	-	-	N07	29	24	\$275,600	\$280,000	82.8	97
N08	-	-	-	-	-	-	N08	53	43	\$342,537	\$342,500	81.1	98
N10	1	-	-	-	-	-	N10	4	4	\$334,750	\$338,500	100.0	97
N11	-	-	-	-	-	-	N11	45	56	\$335,434	\$325,500	124.4	99
N12	-	-	-	-	-	-	N12	13	9	\$286,222	\$292,000	69.2	97
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	7	6	\$246,250	\$249,500	85.7	97
N16	-	-	-	-	-	-	N16	3	1	\$235,000	\$235,000	33.3	96
N17	-	-	-	-	-	-	N17	9	5	\$210,200	\$207,500	55.6	98
N18	-	-	-	-	-	-	N18	3	-	-	-	-	-
N19	-	-	-	-	-	-	N19	9	6	\$215,333	\$218,750	66.7	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	7	2	\$202,000	\$202,000	28.6	97
N23	-	-	-	-	-	-	N23	11	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	1	\$165,000	\$165,000	-	97

## District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
<b>Grand Total</b>	13,686	21,524	N/A	9,589	\$3,793,494,803	\$395,609	\$337,000	35	98
<b>Year</b>	<b>N/A</b>	<b>N/A</b>	60,364	30,233	\$11,396,855,161	\$376,967	\$325,000	39	97

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1975	22,020	\$57,581	<b>2008</b>		
1976	19,025	\$61,389	January	5,075	\$374,449
1977	20,512	\$64,559	February	6,015	\$382,048
1978	21,184	\$67,333	March	6,631	\$380,338
1979	23,466	\$70,830	April	8,762	\$398,687
1980	26,017	\$75,694	May	9,411	\$398,148
1981	29,625	\$90,203	June	8,600	\$395,866
1982	25,336	\$95,496	July	7,806	\$371,427
1983	30,046	\$101,626	August	6,318	\$364,886
1984	31,905	\$102,318	September	6,424	\$368,549
1985	45,509	\$109,094	October	5,155	\$352,974
1986	52,919	\$138,925	November	3,640	\$368,582
1987	43,475	\$189,105	December	2,577	\$361,415
1988	49,381	\$229,635	<b>Total**</b>	<b>74,552</b>	<b>\$379,347</b>
1989	38,960	\$273,698	<b>2009</b>		
1990	26,779	\$255,020	January	2,670	\$343,632
1991	38,144	\$234,313	February	4,120	\$361,305
1992	41,703	\$214,971	March	6,171	\$362,050
1993	38,990	\$206,490	April	8,107	\$385,641
1994	44,237	\$208,921	May	9,589	\$395,609
1995	39,273	\$203,028	<b>Year-to-Date**</b>	<b>30,233</b>	<b>\$376,967</b>
1996	55,779	\$198,150			
1997	58,014	\$211,307			
1998	55,344	\$216,815			
1999	58,957	\$228,372			
2000	58,343	\$243,255			
2001	67,612	\$251,508			
2002	74,759	\$275,231			
2003	78,898	\$293,067			
2004	83,501	\$315,231			
2005	84,145	\$335,907			
2006	83,084	\$351,941			
2007	93,193	\$376,236			

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

\*\*This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

## Single Family Dwelling Sales Comparison

