

December 2009

GTA Resale Market Resilient in 2009

TORONTO - Wednesday, January 6, 2010

Greater Toronto REALTORS® reported 87,308 MLS® transactions in 2009 – a 17 per cent increase over 2008. This result included 5,541 sales in December. The 2009 result was in line with the healthy levels of sales experienced between 2004 and 2006, but lower than the record of 93,193 set in 2007.

“After a slow start to the year, existing home sales rebounded during the second half of 2009,” said TREB President Tom Lebour. “As consumer confidence improved, many households moved to take advantage of affordable home ownership opportunities in the GTA. The strong residential real estate sector was a key contributor to overall economic recovery in Canada.”

The average home price in 2009 climbed four per cent to \$395,460.

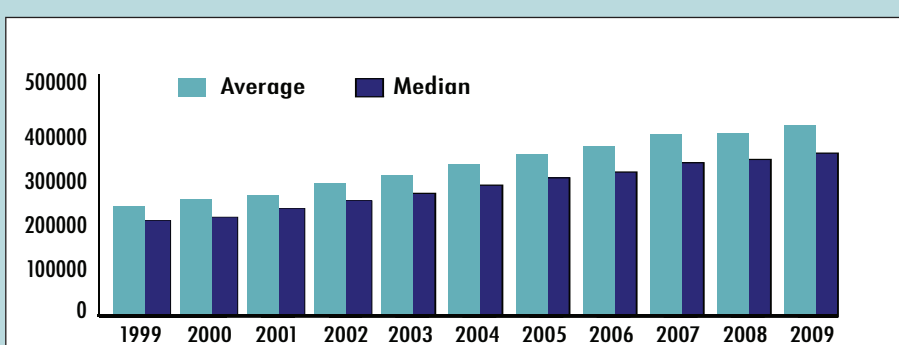
The average price for December transactions was \$411,931.

“Market conditions became very tight in the latter half of 2009. Sales climbed strongly relative to the number of homes listed for sale, resulting in robust price growth that more than offset average price declines in the winter,” said Jason Mercer, TREB’s Senior Manager of Market Analysis. “A greater supply of listings in 2010 will see home prices grow at a sustainable pace.”

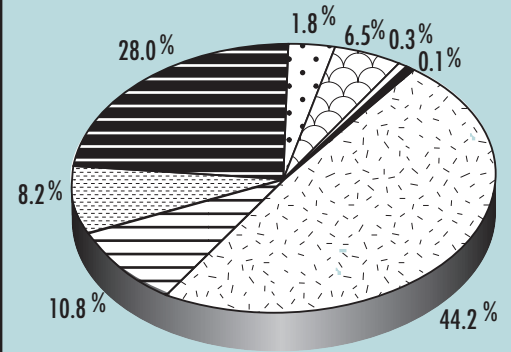
Median Price

In December, the median price was \$349,000, from the \$305,000 recorded during December of 2008. ■

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	2,448	98	\$439,000
Semi-Detached	598	100	\$355,000
Condo Townhouse	456	99	\$260,500
Condo Apt	1,553	99	\$274,500
Link	101	100	\$340,000
Att/Row/Twnhouse	362	99	\$330,000
Co-op Apt	16	96	\$186,000
Det Condo	7	97	\$230,000

Housing Market Indicators

	Dec. 2008	Dec. 2009	%Change
Sales	2,577	5,541	(115%)
New Listings	5,215	5,506	(6%)
Active Listings*	19,468	10,292	(-47%)
Days on Market	45	27	(-40%)

* All figures for single-family dwellings.

Inside

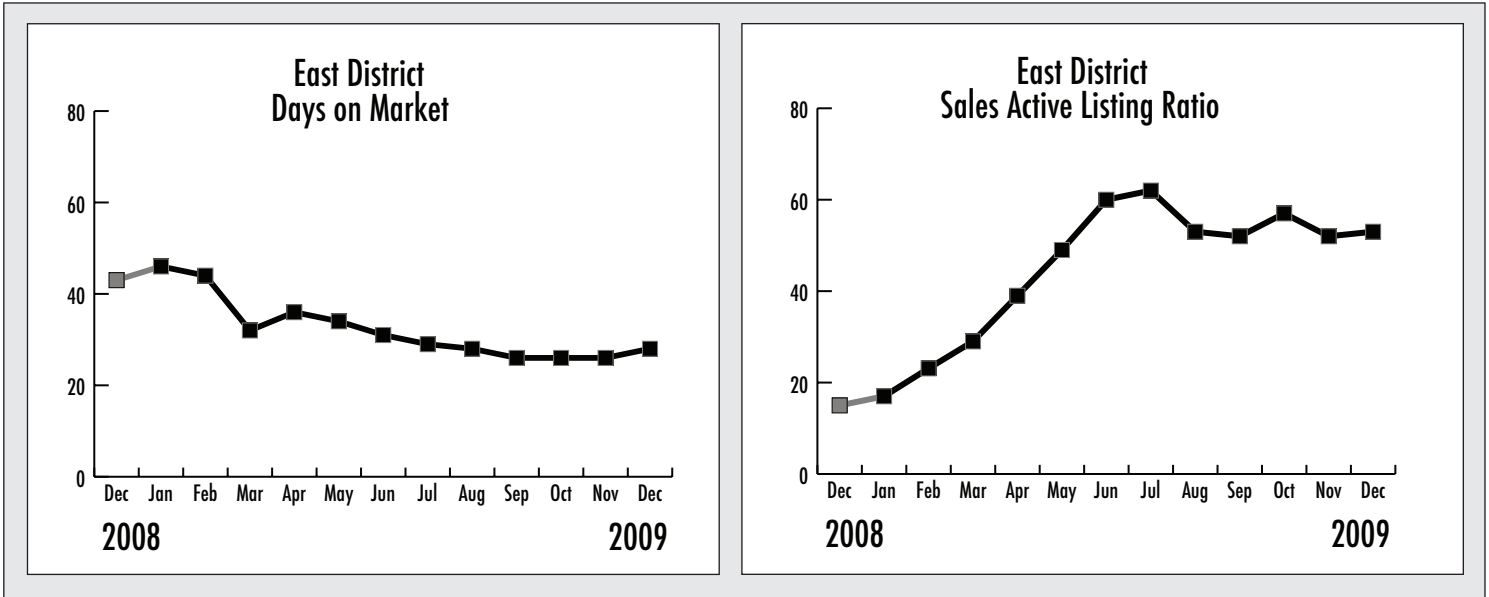
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Current Month: December 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	48	42	52	\$23,874,657	\$459,128	\$440,000	17	102
E02	37	36	40	\$19,435,350	\$485,884	\$443,000	14	103
E03	101	67	83	\$28,066,300	\$338,148	\$332,000	22	100
E04	128	89	80	\$23,067,749	\$288,347	\$296,750	22	99
E05	92	62	74	\$22,791,980	\$308,000	\$274,250	27	99
E06	70	31	34	\$12,368,350	\$363,775	\$341,500	20	99
E07	81	65	82	\$26,264,042	\$320,293	\$322,500	22	100
E08	142	56	58	\$16,977,575	\$292,717	\$290,950	32	97
E09	174	133	91	\$23,728,965	\$260,758	\$260,000	21	99
E10	53	31	45	\$15,797,393	\$351,053	\$360,000	27	99
E11	150	82	77	\$20,033,700	\$260,178	\$242,000	35	98
E12	27	11	8	\$2,299,600	\$287,450	\$256,750	23	97
E13	97	46	55	\$18,608,300	\$338,333	\$300,000	25	98
E14	161	108	104	\$31,754,900	\$305,336	\$286,750	26	98
E15	145	87	94	\$29,127,550	\$309,868	\$287,750	29	98
E16	369	146	119	\$26,609,900	\$223,613	\$212,500	43	97
E17	176	68	59	\$13,265,250	\$224,835	\$212,000	34	97
E18	20	2	2	\$603,500	\$301,750	\$301,750	43	98
E19	44	28	30	\$10,008,400	\$333,613	\$299,000	27	98
E20	78	27	13	\$4,791,600	\$368,585	\$340,000	62	98
E21	104	24	23	\$8,299,900	\$360,865	\$331,000	65	96
TOTAL	2,297	1,241	1,223	\$377,774,961	\$308,892	\$289,000	28	99

Year-to-Date: December 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,331	941	\$431,019,883	\$458,045	\$437,500	19	102
E02	1,138	814	\$439,174,113	\$539,526	\$466,750	18	101
E03	1,999	1,389	\$521,050,549	\$375,126	\$369,500	23	100
E04	1,446	956	\$257,655,062	\$269,514	\$282,500	28	98
E05	1,510	1,129	\$348,935,155	\$309,066	\$275,000	30	98
E06	995	577	\$218,721,056	\$379,066	\$338,000	25	98
E07	1,436	1,049	\$310,827,521	\$296,308	\$292,000	28	98
E08	1,482	937	\$282,956,641	\$301,981	\$295,000	31	97
E09	1,640	1,145	\$292,030,272	\$255,048	\$250,000	29	98
E10	863	589	\$214,753,712	\$364,607	\$362,500	29	98
E11	1,638	1,041	\$280,595,599	\$269,544	\$262,000	35	97
E12	362	232	\$73,513,700	\$316,869	\$289,600	30	98
E13	1,639	1,034	\$339,677,321	\$328,508	\$310,000	32	98
E14	2,417	1,603	\$486,257,836	\$303,342	\$289,000	33	98
E15	2,460	1,670	\$488,690,135	\$292,629	\$275,000	32	98
E16	3,830	2,204	\$479,923,016	\$217,751	\$206,000	38	97
E17	2,157	1,317	\$320,958,028	\$243,704	\$232,000	39	98
E18	110	38	\$21,778,000	\$573,105	\$549,000	58	96
E19	659	400	\$138,339,645	\$345,849	\$320,000	35	98
E20	592	264	\$76,854,175	\$291,114	\$258,450	54	97
E21	808	400	\$123,300,042	\$308,250	\$283,450	58	96
TOTAL	30,512	19,729	\$6,147,011,461	\$311,572	\$287,000	31	98



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	10	11	\$583,636	\$599,000	110.0	100	E01	20	28	\$433,045	\$421,250	140.0	103
E02	13	15	\$592,290	\$572,000	115.4	103	E02	8	15	\$429,880	\$417,000	187.5	104
E03	38	40	\$472,038	\$477,500	105.3	101	E03	11	6	\$386,617	\$367,850	54.6	102
E04	44	36	\$379,858	\$364,000	81.8	100	E04	4	10	\$273,950	\$272,500	250.0	98
E05	15	20	\$476,085	\$472,000	133.3	103	E05	6	2	\$289,750	\$289,750	33.3	101
E06	57	25	\$365,048	\$345,000	43.9	99	E06	8	5	\$370,800	\$338,000	62.5	98
E07	27	34	\$437,943	\$415,000	125.9	101	E07	4	6	\$352,481	\$349,000	150.0	101
E08	66	33	\$381,700	\$366,000	50.0	98	E08	6	2	\$290,000	\$290,000	33.3	98
E09	41	29	\$324,583	\$320,000	70.7	98	E09	7	6	\$276,667	\$274,000	85.7	98
E10	39	32	\$392,200	\$399,000	82.1	99	E10	3	1	\$370,000	\$370,000	33.3	95
E11	36	26	\$378,723	\$388,000	72.2	99	E11	14	10	\$279,590	\$270,000	71.4	98
E12	17	4	\$369,875	\$287,000	23.5	97	E12	1	1	\$249,000	\$249,000	100.0	98
E13	50	30	\$427,722	\$398,000	60.0	98	E13	6	4	\$274,750	\$266,500	66.7	98
E14	125	65	\$334,800	\$346,500	52.0	98	E14	6	8	\$273,875	\$269,000	133.3	98
E15	99	56	\$355,927	\$327,250	56.6	98	E15	1	5	\$258,180	\$250,000	500.0	100
E16	276	78	\$253,715	\$243,000	28.3	97	E16	39	17	\$178,129	\$180,000	43.6	97
E17	126	35	\$247,966	\$238,500	27.8	97	E17	5	3	\$161,000	\$185,000	60.0	100
E18	20	2	\$301,750	\$301,750	10.0	98	E18	-	-	-	-	-	-
E19	43	25	\$347,736	\$326,000	58.1	98	E19	-	-	-	-	-	-
E20	69	12	\$370,967	\$337,000	17.4	98	E20	-	-	-	-	-	-
E21	99	21	\$374,567	\$339,000	21.2	96	E21	3	2	\$217,000	\$217,000	66.7	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	12	8	\$398,400	\$400,750	66.7	98	E01	-	-	-	-	-	-
E02	3	2	\$382,500	\$382,500	66.7	103	E02	-	-	-	-	-	-
E03	44	33	\$174,852	\$160,000	75.0	97	E03	-	-	-	-	-	-
E04	60	32	\$186,267	\$175,375	53.3	97	E04	1	-	-	-	-	-
E05	49	34	\$237,123	\$237,000	69.4	97	E05	4	2	\$338,000	\$338,000	50.0	97
E06	2	2	\$348,000	\$348,000	100.0	104	E06	-	1	\$292,250	\$292,250	-	101
E07	43	30	\$188,677	\$192,500	69.8	98	E07	2	5	\$350,400	\$325,000	250.0	101
E08	50	21	\$158,880	\$163,500	42.0	97	E08	-	-	-	-	-	-
E09	94	52	\$228,715	\$234,950	55.3	99	E09	-	-	-	-	-	-
E10	2	4	\$147,850	\$144,750	200.0	97	E10	-	-	-	-	-	-
E11	58	18	\$126,250	\$133,500	31.0	96	E11	4	1	\$309,000	\$309,000	25.0	97
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	9	9	\$223,544	\$192,000	100.0	97	E13	1	1	\$231,000	\$231,000	100.0	93
E14	7	2	\$245,750	\$245,750	28.6	97	E14	3	7	\$246,129	\$240,000	233.3	97
E15	29	7	\$239,807	\$215,000	24.1	98	E15	3	2	\$289,750	\$289,750	66.7	100
E16	16	1	\$300,000	\$300,000	6.3	95	E16	4	4	\$192,625	\$195,500	100.0	96
E17	6	3	\$160,550	\$164,000	50.0	97	E17	18	10	\$213,590	\$210,500	55.6	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	1	\$283,000	\$283,000	-	99
E20	5	-	-	-	-	-	E20	3	-	-	-	-	-
E21	1	-	-	-	-	-	E21	-	-	-	-	-	-

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	1	1	\$279,100	\$279,100	100.0	100	E01	-	-	-	-	-	-
E02	8	5	\$466,560	\$503,000	62.5	102	E02	-	-	-	-	-	-
E03	5	2	\$192,500	\$192,500	40.0	98	E03	-	-	-	-	-	-
E04	12	2	\$346,400	\$346,400	16.7	100	E04	-	-	-	-	-	-
E05	18	15	\$241,807	\$236,800	83.3	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	5	6	\$250,967	\$249,500	120.0	100	E07	-	-	-	-	-	-
E08	19	1	\$190,000	\$190,000	5.3	93	E08	-	-	-	-	-	-
E09	27	4	\$190,725	\$189,500	14.8	98	E09	-	-	-	-	-	-
E10	6	4	\$222,375	\$216,250	66.7	96	E10	-	-	-	-	-	-
E11	21	10	\$184,400	\$177,500	47.6	97	E11	1	2	\$202,500	\$202,500	200.0	96
E12	6	3	\$190,367	\$187,000	50.0	97	E12	-	-	-	-	-	-
E13	19	6	\$221,233	\$222,250	31.6	99	E13	-	-	-	-	-	-
E14	9	3	\$199,000	\$184,000	33.3	97	E14	-	2	\$216,000	\$216,000	-	97
E15	9	7	\$208,986	\$221,900	77.8	98	E15	-	-	-	-	-	-
E16	28	15	\$127,167	\$125,000	53.6	97	E16	-	-	-	-	-	-
E17	7	2	\$190,500	\$190,500	28.6	97	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	1	1	\$340,000	\$340,000	100.0	99	E20	-	-	-	-	-	-
E21	1	-	-	-	-	-	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	5	4	\$465,775	\$496,900	80.0	113
E02	1	-	-	-	-	-	E02	4	3	\$335,000	\$330,000	75.0	99
E03	-	-	-	-	-	-	E03	3	2	\$355,000	\$355,000	66.7	98
E04	-	-	-	-	-	-	E04	7	-	-	-	-	-
E05	-	-	-	-	-	-	E05	-	1	\$325,500	\$325,500	-	100
E06	-	-	-	-	-	-	E06	2	1	\$399,900	\$399,900	50.0	100
E07	-	-	-	-	-	-	E07	-	1	\$341,000	\$341,000	-	110
E08	-	-	-	-	-	-	E08	1	1	\$275,000	\$275,000	100.0	98
E09	-	-	-	-	-	-	E09	5	-	-	-	-	-
E10	-	-	-	-	-	-	E10	3	4	\$349,025	\$353,000	133.3	100
E11	-	-	-	-	-	-	E11	16	10	\$256,050	\$232,500	62.5	98
E12	-	-	-	-	-	-	E12	3	-	-	-	-	-
E13	-	-	-	-	-	-	E13	12	5	\$221,470	\$228,000	41.7	94
E14	-	-	-	-	-	-	E14	11	17	\$268,147	\$271,900	154.6	99
E15	-	-	-	-	-	-	E15	4	17	\$246,100	\$244,000	425.0	98
E16	1	-	-	-	-	-	E16	5	4	\$203,475	\$218,450	80.0	97
E17	-	-	-	-	-	-	E17	14	6	\$184,150	\$184,250	42.9	96
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	4	\$258,000	\$253,500	400.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: December 2009									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	43	33	46	\$23,102,421	\$502,227	\$440,000	26	103	
W02	64	51	56	\$27,931,545	\$498,778	\$393,000	21	102	
W03	110	59	66	\$20,271,951	\$307,151	\$300,000	22	99	
W04	187	71	41	\$12,564,290	\$306,446	\$284,000	44	97	
W05	307	121	75	\$20,281,400	\$270,419	\$294,000	32	97	
W06	161	87	77	\$30,192,578	\$392,111	\$350,000	23	100	
W07	48	27	41	\$20,001,707	\$487,847	\$396,000	26	101	
W08	122	55	68	\$35,315,800	\$519,350	\$450,000	30	99	
W09	106	38	34	\$11,315,187	\$332,800	\$322,450	38	99	
W10	245	106	87	\$23,846,900	\$274,102	\$299,500	28	97	
W12	137	47	46	\$21,938,350	\$476,921	\$432,500	28	98	
W13	112	39	49	\$28,425,850	\$580,119	\$522,500	33	96	
W14	62	33	37	\$10,013,300	\$270,630	\$187,500	38	97	
W15	213	149	157	\$39,058,200	\$248,778	\$235,500	26	98	
W16	66	45	52	\$21,052,550	\$404,857	\$360,250	26	99	
W17	-	-	-	-	-	-	-	-	
W18	105	54	25	\$6,828,400	\$273,136	\$283,000	28	97	
W19	184	136	128	\$51,327,355	\$400,995	\$373,500	22	99	
W20	122	123	166	\$64,257,498	\$387,093	\$367,400	21	99	
W21	256	107	106	\$56,630,336	\$534,248	\$462,050	31	98	
W22	79	78	78	\$30,711,096	\$393,732	\$372,500	20	99	
W23	474	309	300	\$99,053,871	\$330,180	\$315,250	26	98	
W24	375	208	202	\$69,075,501	\$341,958	\$333,000	27	97	
W25	81	34	34	\$11,862,400	\$348,894	\$328,450	29	98	
W26	27	9	3	\$1,445,000	\$481,667	\$480,000	46	96	
W27	117	51	58	\$22,227,900	\$383,240	\$344,500	36	98	
W28	154	44	47	\$22,923,850	\$487,741	\$455,500	45	98	
W29	88	35	31	\$9,549,950	\$308,063	\$280,000	47	97	
TOTAL	4,045	2,149	2,110	\$791,205,186	\$374,979	\$333,250	27	98	



Year-to-Date: December 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	859	666	\$310,773,023	\$466,626	\$410,250	25	101
W02	1,156	841	\$399,079,436	\$474,530	\$424,900	24	101
W03	1,297	762	\$231,987,534	\$304,446	\$303,500	34	97
W04	1,312	682	\$209,692,682	\$307,467	\$300,000	40	97
W05	2,069	1,006	\$284,972,989	\$283,273	\$293,000	40	96
W06	1,854	1,216	\$440,898,269	\$362,581	\$340,000	33	98
W07	992	713	\$329,656,880	\$462,352	\$425,000	27	99
W08	1,793	1,170	\$655,945,252	\$560,637	\$455,000	33	97
W09	888	502	\$170,453,430	\$339,549	\$343,750	35	97
W10	1,854	1,024	\$254,243,672	\$248,285	\$262,000	37	96
W12	1,549	949	\$467,632,569	\$492,764	\$412,000	34	97
W13	1,346	816	\$448,048,853	\$549,079	\$415,500	35	97
W14	946	636	\$204,188,526	\$321,051	\$310,000	33	97
W15	3,140	2,056	\$509,794,074	\$247,954	\$226,750	34	97
W16	1,304	879	\$330,480,591	\$375,973	\$347,000	29	98
W17	1	1	\$295,100	\$295,100	\$295,100	15	98
W18	764	358	\$91,308,777	\$255,052	\$267,000	37	96
W19	3,325	2,288	\$850,342,568	\$371,653	\$355,605	28	98
W20	3,995	2,905	\$1,088,164,016	\$374,583	\$354,500	27	98
W21	2,677	1,670	\$918,085,441	\$549,752	\$449,700	38	97
W22	1,800	1,390	\$490,547,739	\$352,912	\$336,250	26	99
W23	7,135	4,453	\$1,425,001,555	\$320,009	\$307,000	31	98
W24	5,151	3,072	\$1,036,356,673	\$337,356	\$320,000	33	97
W25	648	420	\$154,377,941	\$367,567	\$320,000	44	98
W26	94	39	\$27,517,300	\$705,572	\$625,000	128	95
W27	1,326	948	\$343,845,365	\$362,706	\$334,000	38	98
W28	1,313	816	\$367,538,357	\$450,415	\$408,000	45	97
W29	953	645	\$191,417,391	\$296,771	\$271,500	47	98
TOTAL	51,541	32,923	\$12,232,646,003	\$371,553	\$330,000	33	98

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	19	8	\$889,077	\$827,500	42.1	102	W01	4	15	\$564,561	\$542,000	375.0	107	
W02	21	16	\$783,987	\$660,300	76.2	100	W02	11	21	\$419,548	\$385,000	190.9	101	
W03	66	36	\$323,919	\$307,250	54.6	99	W03	26	13	\$351,731	\$345,000	50.0	99	
W04	70	19	\$398,553	\$347,000	27.1	97	W04	12	2	\$344,995	\$344,995	16.7	98	
W05	50	15	\$429,200	\$427,500	30.0	100	W05	57	24	\$343,200	\$315,500	42.1	99	
W06	38	22	\$460,488	\$435,750	57.9	101	W06	2	6	\$432,283	\$425,100	300.0	107	
W07	20	21	\$648,343	\$667,500	105.0	103	W07	-	2	\$308,500	\$308,500	-	97	
W08	58	28	\$798,982	\$650,000	48.3	100	W08	-	2	\$437,500	\$437,500	-	102	
W09	21	16	\$502,155	\$456,050	76.2	101	W09	2	-	-	-	-	-	-
W10	50	44	\$335,618	\$336,750	88.0	98	W10	7	5	\$331,220	\$325,100	71.4	97	
W12	87	27	\$578,435	\$495,000	31.0	98	W12	3	7	\$382,286	\$385,000	233.3	100	
W13	75	30	\$769,042	\$739,000	40.0	96	W13	6	6	\$331,833	\$342,500	100.0	98	
W14	13	7	\$577,500	\$557,500	53.9	101	W14	4	2	\$384,500	\$384,500	50.0	95	
W15	12	7	\$507,414	\$492,000	58.3	98	W15	5	4	\$334,813	\$327,125	80.0	96	
W16	26	24	\$536,510	\$450,450	92.3	99	W16	10	5	\$339,800	\$320,000	50.0	100	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	30	11	\$288,545	\$290,000	36.7	97	W18	35	10	\$281,890	\$277,500	28.6	98	
W19	59	45	\$563,145	\$527,000	76.3	98	W19	9	19	\$389,871	\$388,000	211.1	101	
W20	36	59	\$530,498	\$502,000	163.9	98	W20	16	38	\$375,182	\$375,000	237.5	100	
W21	176	60	\$688,470	\$652,000	34.1	97	W21	1	6	\$427,456	\$433,675	600.0	99	
W22	57	43	\$459,413	\$439,000	75.4	98	W22	5	6	\$352,798	\$349,950	120.0	100	
W23	302	180	\$374,110	\$359,500	59.6	98	W23	80	60	\$283,292	\$285,450	75.0	99	
W24	228	103	\$434,451	\$428,000	45.2	98	W24	37	32	\$306,153	\$301,750	86.5	98	
W25	46	11	\$477,273	\$477,000	23.9	99	W25	2	3	\$313,000	\$308,000	150.0	98	
W26	27	3	\$481,667	\$480,000	11.1	96	W26	-	-	-	-	-	-	-
W27	100	36	\$463,475	\$433,000	36.0	98	W27	3	4	\$305,125	\$310,250	133.3	99	
W28	144	43	\$505,217	\$485,000	29.9	98	W28	1	2	\$312,000	\$312,000	200.0	96	
W29	57	24	\$339,679	\$314,000	42.1	97	W29	6	4	\$224,163	\$222,450	66.7	98	

Condo Apartment

Link

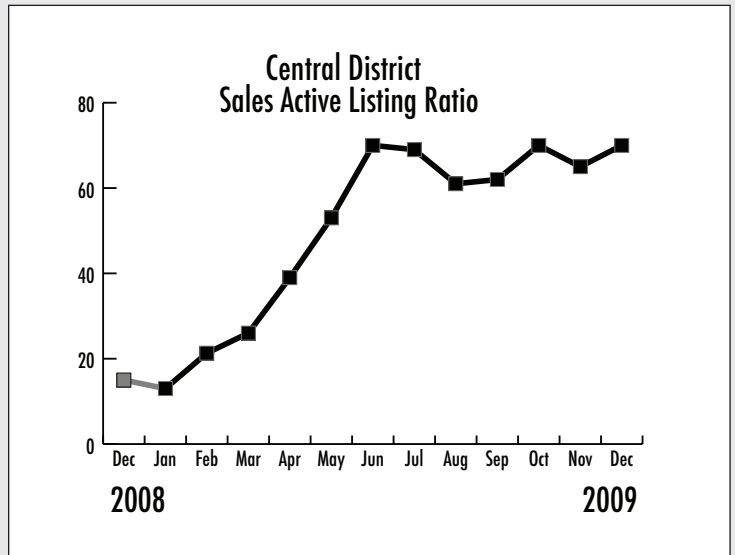
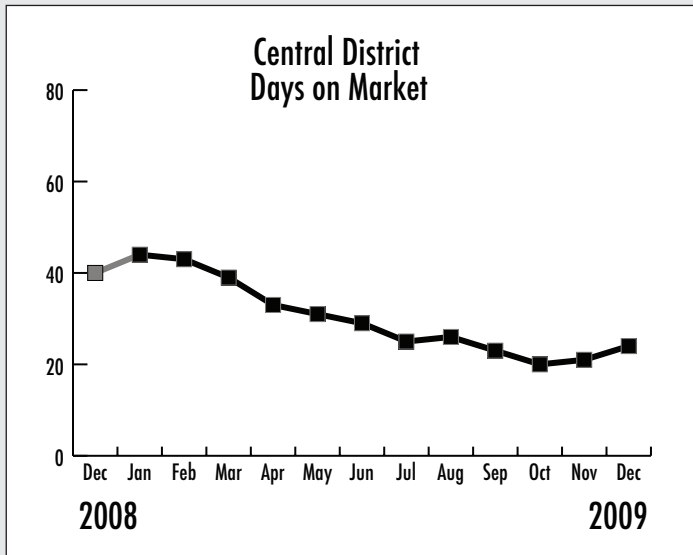
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	18	18	\$310,967	\$306,000	100.0	101	W01	-	-	-	-	-	-	
W02	22	11	\$349,000	\$348,500	50.0	102	W02	-	-	-	-	-	-	
W03	17	13	\$202,658	\$187,001	76.5	97	W03	-	-	-	-	-	-	
W04	68	13	\$189,408	\$203,000	19.1	97	W04	-	-	-	-	-	-	
W05	116	15	\$115,707	\$94,000	12.9	93	W05	-	-	-	-	-	-	
W06	114	45	\$359,119	\$309,000	39.5	99	W06	-	-	-	-	-	-	
W07	23	15	\$284,200	\$279,500	65.2	100	W07	-	-	-	-	-	-	
W08	56	36	\$310,536	\$246,000	64.3	98	W08	-	-	-	-	-	-	
W09	73	16	\$156,106	\$128,500	21.9	96	W09	-	-	-	-	-	-	
W10	140	26	\$180,465	\$162,750	18.6	96	W10	1	1	\$308,500	\$308,500	100.0	94	
W12	33	7	\$263,071	\$245,000	21.2	96	W12	-	-	-	-	-	-	
W13	10	5	\$150,020	\$155,000	50.0	95	W13	-	-	-	-	-	-	
W14	21	14	\$185,414	\$168,250	66.7	96	W14	-	-	-	-	-	-	
W15	172	130	\$230,983	\$227,500	75.6	98	W15	-	-	-	-	-	-	
W16	15	6	\$270,967	\$231,000	40.0	98	W16	1	1	\$423,000	\$423,000	100.0	99	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	
W18	17	1	\$130,000	\$130,000	5.9	98	W18	-	-	-	-	-	-	
W19	78	23	\$232,290	\$190,000	29.5	97	W19	4	1	\$402,000	\$402,000	25.0	101	
W20	29	19	\$197,711	\$199,000	65.5	97	W20	3	2	\$397,500	\$397,500	66.7	98	
W21	55	10	\$251,078	\$240,888	18.2	98	W21	-	1	\$395,000	\$395,000	-	99	
W22	-	2	\$253,500	\$253,500	-	99	W22	-	1	\$340,000	\$340,000	-	102	
W23	21	5	\$200,300	\$205,000	23.8	97	W23	-	1	\$298,000	\$298,000	-	94	
W24	38	27	\$165,541	\$156,600	71.1	96	W24	1	2	\$251,700	\$251,700	200.0	96	
W25	11	5	\$213,400	\$214,000	45.5	99	W25	1	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	5	4	\$183,750	\$189,500	80.0	97	W27	-	-	-	-	-	-	-
W28	3	-	-	-	-	-	W28	-	-	-	-	-	-	-
W29	12	1	\$140,000	\$140,000	8.3	100	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	-	2	\$356,500	\$356,500	-	112	W01	-	-	-	-	-	-
W02	2	5	\$339,306	\$329,000	250.0	104	W02	-	-	-	-	-	-
W03	-	2	\$350,400	\$350,400	-	101	W03	-	-	-	-	-	-
W04	28	5	\$242,600	\$240,500	17.9	97	W04	-	-	-	-	-	-
W05	77	17	\$209,588	\$205,000	22.1	96	W05	-	-	-	-	-	-
W06	3	-	-	-	-	-	W06	-	-	-	-	-	-
W07	1	-	-	-	-	-	W07	-	-	-	-	-	-
W08	7	1	\$335,000	\$335,000	14.3	99	W08	-	-	-	-	-	-
W09	5	2	\$391,500	\$391,500	40.0	98	W09	-	-	-	-	-	-
W10	45	7	\$169,857	\$175,000	15.6	97	W10	-	-	-	-	-	-
W12	9	5	\$360,620	\$314,000	55.6	98	W12	4	-	-	-	-	-
W13	18	7	\$327,214	\$280,000	38.9	97	W13	-	-	-	-	-	-
W14	23	14	\$186,143	\$160,000	60.9	97	W14	-	-	-	-	-	-
W15	24	16	\$258,706	\$255,000	66.7	98	W15	-	-	-	-	-	-
W16	14	15	\$273,500	\$269,500	107.1	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	3	\$235,167	\$214,500	13.6	97	W18	-	-	-	-	-	-
W19	27	33	\$314,646	\$320,000	122.2	100	W19	-	-	-	-	-	-
W20	29	35	\$268,863	\$251,000	120.7	99	W20	-	-	-	-	-	-
W21	7	13	\$275,492	\$264,000	185.7	98	W21	1	-	-	-	-	-
W22	2	1	\$195,500	\$195,500	50.0	98	W22	-	-	-	-	-	-
W23	31	22	\$209,345	\$203,500	71.0	98	W23	-	-	-	-	-	-
W24	41	18	\$187,372	\$182,500	43.9	96	W24	3	2	\$437,500	\$437,500	66.7	98
W25	12	11	\$269,355	\$256,500	91.7	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	6	7	\$211,486	\$219,000	116.7	99	W27	-	-	-	-	-	-
W28	3	-	-	-	-	-	W28	-	-	-	-	-	-
W29	8	1	\$176,000	\$176,000	12.5	96	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	1	1	\$177,000	\$177,000	100.0	98	W01	1	2	\$517,000	\$517,000	200.0	101
W02	-	-	-	-	-	-	W02	8	3	\$347,242	\$301,726	37.5	113
W03	-	-	-	-	-	-	W03	1	2	\$351,500	\$351,500	200.0	107
W04	1	-	-	-	-	-	W04	8	2	\$313,250	\$313,250	25.0	99
W05	2	4	\$77,000	\$80,500	200.0	93	W05	5	-	-	-	-	-
W06	1	1	\$169,800	\$169,800	100.0	95	W06	3	3	\$379,333	\$462,000	100.0	99
W07	1	-	-	-	-	-	W07	3	3	\$502,167	\$475,500	100.0	99
W08	1	-	-	-	-	-	W08	-	1	\$555,000	\$555,000	-	96
W09	3	-	-	-	-	-	W09	2	-	-	-	-	-
W10	2	-	-	-	-	-	W10	-	4	\$308,500	\$323,500	-	98
W12	-	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	3	1	\$323,000	\$323,000	33.3	95
W14	-	-	-	-	-	-	W14	1	-	-	-	-	-
W15	-	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	1	\$326,000	\$326,000	-	96
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	1	-	-	-	-	-	W19	6	7	\$350,043	\$345,000	116.7	98
W20	-	-	-	-	-	-	W20	9	13	\$364,577	\$361,000	144.4	99
W21	-	-	-	-	-	-	W21	16	16	\$391,889	\$352,000	100.0	98
W22	-	-	-	-	-	-	W22	15	25	\$311,882	\$315,000	166.7	99
W23	-	-	-	-	-	-	W23	40	32	\$275,361	\$266,000	80.0	98
W24	-	-	-	-	-	-	W24	27	18	\$294,967	\$293,250	66.7	98
W25	2	-	-	-	-	-	W25	7	4	\$410,875	\$365,500	57.1	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	3	7	\$300,986	\$310,000	233.3	99
W28	-	-	-	-	-	-	W28	3	2	\$287,750	\$287,750	66.7	99
W29	-	-	-	-	-	-	W29	5	1	\$185,000	\$185,000	20.0	97

Current Month: December 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	333	237	280	\$116,456,542	\$415,916	\$364,000	24	101
C02	129	54	48	\$40,568,650	\$845,180	\$685,000	29	100
C03	89	38	37	\$29,675,900	\$802,051	\$420,000	23	98
C04	100	62	68	\$57,541,888	\$846,204	\$666,100	23	100
C06	47	34	37	\$18,585,539	\$502,312	\$505,000	23	99
C07	132	93	84	\$37,088,901	\$441,535	\$396,500	22	99
C08	148	116	105	\$40,378,897	\$384,561	\$342,000	24	101
C09	33	17	23	\$33,762,000	\$1,467,913	\$750,000	27	99
C10	56	55	69	\$46,609,740	\$675,503	\$585,000	18	103
C11	51	27	25	\$10,524,600	\$420,984	\$250,000	24	99
C12	95	31	25	\$44,210,688	\$1,768,428	\$1,249,000	37	99
C13	52	31	51	\$20,733,100	\$406,531	\$375,000	24	100
C14	149	137	150	\$67,844,653	\$452,298	\$382,550	20	101
C15	150	79	94	\$39,971,364	\$425,227	\$371,495	30	99
TOTAL	1,564	1,011	1,096	\$603,952,462	\$551,052	\$398,000	24	100



Year-to-Date: December 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	5,712	3,961	\$1,497,902,200	\$378,163	\$335,000	27	99
C02	1,395	821	\$574,513,509	\$699,773	\$546,000	29	99
C03	932	579	\$425,419,166	\$734,748	\$500,000	30	99
C04	1,798	1,141	\$847,112,030	\$742,429	\$657,000	31	98
C06	562	374	\$181,662,417	\$485,728	\$463,000	29	98
C07	2,061	1,435	\$572,842,372	\$399,193	\$338,000	28	98
C08	2,229	1,594	\$579,669,252	\$363,657	\$322,300	26	100
C09	542	379	\$380,388,382	\$1,003,663	\$675,000	34	98
C10	1,480	1,071	\$707,324,081	\$660,433	\$530,000	28	100
C11	649	430	\$228,809,882	\$532,116	\$436,800	29	98
C12	898	463	\$608,885,855	\$1,315,088	\$980,000	35	97
C13	961	683	\$260,295,628	\$381,106	\$347,500	27	99
C14	2,735	1,867	\$803,055,374	\$430,131	\$335,000	25	99
C15	2,096	1,394	\$549,843,266	\$394,436	\$343,750	29	98
TOTAL	24,050	16,192	\$8,217,723,414	\$507,518	\$375,000	28	99

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	6	2	\$690,500	\$690,500	33.3	104	C01	18	13	\$647,508	\$675,000	72.2	99
C02	30	12	\$1,039,167	\$810,750	40.0	100	C02	20	15	\$694,297	\$565,000	75.0	103
C03	60	21	\$1,063,881	\$793,000	35.0	99	C03	7	7	\$412,129	\$320,000	100.0	96
C04	68	39	\$1,162,041	\$820,000	57.4	99	C04	-	6	\$684,881	\$690,944	-	109
C06	34	23	\$646,543	\$534,499	67.7	100	C06	1	-	-	-	-	-
C07	44	24	\$668,038	\$572,500	54.6	98	C07	3	4	\$455,000	\$454,500	133.3	98
C08	8	-	-	-	-	-	C08	6	3	\$471,000	\$501,000	50.0	103
C09	16	9	\$2,757,944	\$1,295,000	56.3	98	C09	2	2	\$1,362,500	\$1,362,500	100.0	105
C10	24	19	\$1,074,158	\$799,000	79.2	104	C10	-	5	\$654,800	\$640,000	-	107
C11	13	9	\$802,722	\$660,000	69.2	101	C11	-	1	\$438,600	\$438,600	-	96
C12	75	17	\$2,359,346	\$1,978,000	22.7	98	C12	-	-	-	-	-	-
C13	13	14	\$617,321	\$594,500	107.7	101	C13	1	5	\$363,700	\$353,500	500.0	102
C14	62	28	\$834,711	\$710,250	45.2	98	C14	-	-	-	-	-	-
C15	20	22	\$671,540	\$587,500	110.0	99	C15	5	11	\$419,191	\$411,500	220.0	103

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	281	231	\$392,168	\$352,700	82.2	101	C01	-	-	-	-	-	-
C02	65	15	\$754,413	\$512,000	23.1	98	C02	-	-	-	-	-	-
C03	18	7	\$594,643	\$470,000	38.9	97	C03	-	-	-	-	-	-
C04	23	18	\$294,361	\$312,000	78.3	99	C04	-	-	-	-	-	-
C06	11	14	\$265,360	\$268,750	127.3	99	C06	-	-	-	-	-	-
C07	66	47	\$321,157	\$320,000	71.2	100	C07	-	1	\$390,000	\$390,000	-	96
C08	112	92	\$381,238	\$339,950	82.1	102	C08	-	-	-	-	-	-
C09	9	8	\$553,063	\$562,250	88.9	99	C09	-	-	-	-	-	-
C10	29	40	\$483,794	\$398,000	137.9	102	C10	-	-	-	-	-	-
C11	28	14	\$194,179	\$218,500	50.0	97	C11	-	-	-	-	-	-
C12	18	4	\$382,750	\$343,000	22.2	100	C12	-	-	-	-	-	-
C13	37	27	\$290,893	\$272,000	73.0	98	C13	-	-	-	-	-	-
C14	77	114	\$356,810	\$339,250	148.1	102	C14	-	-	-	-	-	-
C15	106	43	\$342,188	\$320,000	40.6	97	C15	1	1	\$465,000	\$465,000	100.0	116

Condo Townhouse

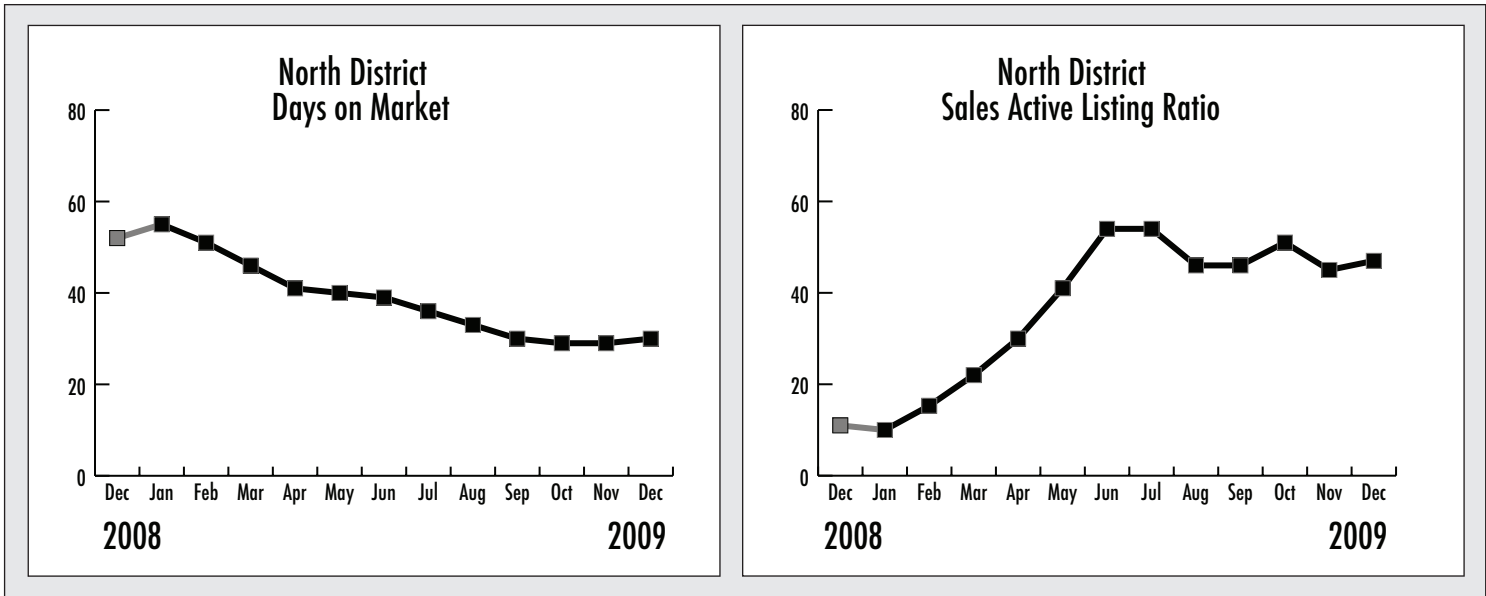
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	16	24	\$423,696	\$367,500	150.0	102	C01	-	-	-	-	-	-
C02	4	2	\$1,420,000	\$1,420,000	50.0	91	C02	-	-	-	-	-	-
C03	-	-	-	-	-	-	C03	-	-	-	-	-	-
C04	1	1	\$352,000	\$352,000	100.0	98	C04	-	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	9	5	\$419,760	\$353,000	55.6	98	C07	-	-	-	-	-	-
C08	9	3	\$477,333	\$554,000	33.3	98	C08	-	-	-	-	-	-
C09	1	1	\$592,000	\$592,000	100.0	99	C09	-	-	-	-	-	-
C10	1	4	\$831,250	\$740,000	400.0	99	C10	1	-	-	-	-	-
C11	10	1	\$143,000	\$143,000	10.0	99	C11	-	-	-	-	-	-
C12	2	4	\$642,700	\$677,400	200.0	101	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	-	-	-	-	-	-
C14	3	7	\$438,357	\$432,000	233.3	101	C14	-	-	-	-	-	-
C15	18	17	\$318,076	\$315,000	94.4	102	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	-	1	\$320,000	\$320,000	-	97	C01	12	9	\$619,835	\$560,000	75.0	101
C02	4	-	-	-	-	-	C02	6	4	\$882,000	\$869,500	66.7	102
C03	4	2	\$143,500	\$143,500	50.0	96	C03	-	-	-	-	-	-
C04	6	1	\$195,000	\$195,000	16.7	93	C04	2	3	\$755,833	\$595,000	150.0	99
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	10	3	\$550,933	\$528,800	30.0	103
C08	4	2	\$249,500	\$249,500	50.0	98	C08	9	5	\$392,200	\$398,000	55.6	101
C09	4	3	\$399,667	\$410,000	75.0	97	C09	1	-	-	-	-	-
C10	-	1	\$250,000	\$250,000	-	102	C10	1	-	-	-	-	-
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	-	5	\$483,600	\$486,000	-	100
C14	1	-	-	-	-	-	C14	6	1	\$727,915	\$727,915	16.7	99
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: December 2009									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	64	49	40	\$21,619,700	\$540,493	\$502,000	17	99	
N02	92	71	69	\$33,904,588	\$491,371	\$345,000	30	98	
N03	156	116	126	\$61,839,858	\$490,793	\$429,250	25	99	
N04	84	62	84	\$41,388,888	\$492,725	\$467,500	22	99	
N05	105	64	59	\$33,719,400	\$571,515	\$504,000	18	99	
N06	88	44	49	\$22,176,900	\$452,590	\$385,000	34	98	
N07	87	58	75	\$26,838,900	\$357,852	\$329,900	22	98	
N08	285	155	147	\$71,424,009	\$485,878	\$435,000	23	98	
N10	83	56	66	\$31,065,000	\$470,682	\$436,450	26	100	
N11	198	139	161	\$74,944,932	\$465,496	\$428,000	22	100	
N12	76	24	25	\$11,833,200	\$473,328	\$414,000	31	98	
N13	68	16	15	\$11,078,400	\$738,560	\$590,000	69	95	
N14	95	22	15	\$10,605,000	\$707,000	\$465,000	59	94	
N15	53	12	16	\$6,976,650	\$436,041	\$390,000	54	96	
N16	101	23	19	\$9,649,250	\$507,855	\$475,000	62	95	
N17	193	63	51	\$14,061,220	\$275,710	\$251,000	64	97	
N18	74	22	28	\$9,470,800	\$338,243	\$316,250	47	97	
N19	125	37	28	\$7,088,600	\$253,164	\$236,750	47	97	
N20	27	10	3	\$987,000	\$329,000	\$338,000	46	97	
N21	35	3	2	\$370,000	\$185,000	\$185,000	149	98	
N22	52	13	7	\$1,869,000	\$267,000	\$272,000	22	96	
N23	156	34	17	\$4,674,300	\$274,959	\$253,800	58	96	
N24	89	12	10	\$1,990,500	\$199,050	\$180,000	57	95	
TOTAL	2,386	1,105	1,112	\$509,576,095	\$458,252	\$410,000	30	98	



Year-to-Date: December 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,023	710	\$342,501,432	\$482,396	\$435,000	30	98
N02	1,560	1,011	\$441,819,846	\$437,013	\$380,000	32	97
N03	3,335	2,268	\$1,030,939,157	\$454,559	\$390,250	30	98
N04	1,692	1,120	\$542,849,907	\$484,687	\$470,000	28	98
N05	1,436	883	\$447,992,262	\$507,353	\$468,500	33	98
N06	1,345	916	\$406,369,426	\$443,635	\$368,500	39	97
N07	1,876	1,360	\$475,147,130	\$349,373	\$326,000	37	98
N08	3,902	2,462	\$1,146,377,405	\$465,629	\$424,450	30	98
N10	1,348	911	\$391,681,136	\$429,946	\$418,000	29	99
N11	4,020	2,932	\$1,348,318,900	\$459,863	\$420,000	29	98
N12	702	408	\$173,548,123	\$425,363	\$384,250	38	98
N13	321	133	\$86,612,779	\$651,224	\$530,000	78	95
N14	489	217	\$146,933,113	\$677,111	\$555,000	68	95
N15	447	262	\$101,188,150	\$386,214	\$343,750	51	97
N16	603	308	\$123,796,888	\$401,938	\$346,250	61	96
N17	1,462	793	\$214,756,945	\$270,816	\$248,000	50	97
N18	695	428	\$136,428,365	\$318,758	\$297,750	47	97
N19	829	507	\$139,018,578	\$274,198	\$250,000	59	97
N20	130	60	\$24,323,263	\$405,388	\$375,000	63	96
N21	158	72	\$21,881,600	\$303,911	\$300,950	78	96
N22	355	191	\$51,157,965	\$267,843	\$245,000	72	97
N23	804	369	\$101,245,202	\$274,377	\$253,500	65	96
N24	382	143	\$34,542,400	\$241,555	\$214,000	71	95
TOTAL	28,914	18,464	\$7,929,429,972	\$429,454	\$386,000	37	98

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	42	18	\$779,111	\$660,000	42.9	99	N01	1	3	\$380,833	\$365,000	300.0	102
N02	51	29	\$739,948	\$540,000	56.9	97	N02	-	1	\$373,000	\$373,000	-	104
N03	74	53	\$713,501	\$630,000	71.6	100	N03	2	3	\$480,500	\$477,500	150.0	104
N04	54	52	\$567,411	\$537,000	96.3	100	N04	4	13	\$370,300	\$352,900	325.0	99
N05	99	35	\$697,351	\$573,000	35.4	98	N05	1	7	\$388,543	\$387,000	700.0	100
N06	67	29	\$507,859	\$437,000	43.3	99	N06	2	4	\$322,250	\$319,500	200.0	98
N07	62	42	\$419,752	\$410,500	67.7	98	N07	4	9	\$286,556	\$302,000	225.0	98
N08	203	84	\$574,082	\$508,650	41.4	98	N08	12	30	\$408,716	\$407,000	250.0	99
N10	47	33	\$578,936	\$535,000	70.2	98	N10	3	1	\$381,000	\$381,000	33.3	99
N11	104	68	\$589,393	\$555,000	65.4	99	N11	7	18	\$434,728	\$430,500	257.1	101
N12	66	16	\$567,869	\$474,000	24.2	97	N12	1	5	\$339,480	\$338,500	500.0	99
N13	68	15	\$738,560	\$590,000	22.1	95	N13	-	-	-	-	-	-
N14	94	14	\$727,857	\$496,500	14.9	94	N14	-	-	-	-	-	-
N15	52	14	\$453,404	\$415,450	26.9	96	N15	-	-	-	-	-	-
N16	84	17	\$541,132	\$475,000	20.2	95	N16	-	-	-	-	-	-
N17	185	48	\$282,028	\$259,000	26.0	97	N17	1	-	-	-	-	-
N18	59	21	\$368,657	\$340,500	35.6	97	N18	3	2	\$278,750	\$278,750	66.7	99
N19	71	18	\$263,344	\$240,750	25.4	97	N19	5	1	\$176,000	\$176,000	20.0	97
N20	27	3	\$329,000	\$338,000	11.1	97	N20	-	-	-	-	-	-
N21	35	2	\$185,000	\$185,000	5.7	98	N21	-	-	-	-	-	-
N22	49	7	\$267,000	\$272,000	14.3	96	N22	1	-	-	-	-	-
N23	151	15	\$286,420	\$272,000	9.9	96	N23	1	-	-	-	-	-
N24	81	9	\$203,167	\$190,000	11.1	94	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	11	6	\$256,250	\$243,750	54.6	100	N01	1	2	\$469,000	\$469,000	200.0	100
N02	30	33	\$297,230	\$273,188	110.0	98	N02	4	2	\$377,750	\$377,750	50.0	99
N03	70	48	\$276,565	\$254,000	68.6	98	N03	1	1	\$412,000	\$412,000	100.0	98
N04	20	4	\$210,875	\$194,250	20.0	96	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	1	3	\$435,000	\$435,000	300.0	100
N06	13	3	\$361,300	\$359,000	23.1	98	N06	-	1	\$331,000	\$331,000	-	97
N07	11	6	\$220,583	\$218,750	54.6	97	N07	-	1	\$321,000	\$321,000	-	98
N08	46	12	\$276,467	\$278,050	26.1	96	N08	1	-	-	-	-	-
N10	26	7	\$236,414	\$235,000	26.9	98	N10	5	22	\$403,045	\$407,750	440.0	102
N11	58	31	\$316,390	\$316,000	53.5	99	N11	3	16	\$396,556	\$387,500	533.3	101
N12	4	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	1	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	9	-	-	-	-	-	N16	1	-	-	-	-	-
N17	3	2	\$149,450	\$149,450	66.7	97	N17	-	1	\$225,000	\$225,000	-	94
N18	5	1	\$174,000	\$174,000	20.0	93	N18	5	3	\$262,500	\$250,000	60.0	97
N19	11	1	\$147,900	\$147,900	9.1	100	N19	3	3	\$234,667	\$225,000	100.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-
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	8	9	\$321,167	\$302,000	112.5	98	N01	-	-	-	-	-	-
N02	6	3	\$326,333	\$338,000	50.0	99	N02	-	-	-	-	-	-
N03	4	6	\$357,500	\$369,500	150.0	101	N03	-	-	-	-	-	-
N04	2	3	\$363,500	\$372,500	150.0	99	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	3	9	\$415,567	\$335,000	300.0	97	N06	-	-	-	-	-	-
N07	7	4	\$262,875	\$264,500	57.1	99	N07	-	-	-	-	-	-
N08	6	3	\$302,333	\$300,000	50.0	98	N08	-	-	-	-	-	-
N10	2	1	\$360,300	\$360,300	50.0	114	N10	-	-	-	-	-	-
N11	12	13	\$383,577	\$362,000	108.3	98	N11	1	-	-	-	-	-
N12	-	2	\$227,000	\$227,000	-	97	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	1	\$415,000	\$415,000	-	92	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	5	1	\$138,000	\$138,000	20.0	94	N16	-	-	-	-	-	-
N17	-	-	-	-	-	-	N17	1	-	-	-	-	-
N18	1	1	\$210,000	\$210,000	100.0	98	N18	-	-	-	-	-	-
N19	6	1	\$212,000	\$212,000	16.7	98	N19	21	1	\$372,500	\$372,500	4.8	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	7	1	\$162,000	\$162,000	14.3	96	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	1	2	\$543,600	\$543,600	200.0	101
N02	-	-	-	-	-	-	N02	1	1	\$530,000	\$530,000	100.0	106
N03	-	-	-	-	-	-	N03	5	15	\$450,047	\$460,000	300.0	101
N04	-	-	-	-	-	-	N04	4	12	\$427,967	\$438,500	300.0	101
N05	-	-	-	-	-	-	N05	4	14	\$377,664	\$386,750	350.0	100
N06	-	-	-	-	-	-	N06	3	3	\$335,000	\$302,000	100.0	98
N07	-	-	-	-	-	-	N07	3	13	\$302,638	\$315,000	433.3	99
N08	-	-	-	-	-	-	N08	17	18	\$373,056	\$376,000	105.9	98
N10	-	-	-	-	-	-	N10	-	2	\$348,450	\$348,450	-	101
N11	-	-	-	-	-	-	N11	13	15	\$393,439	\$386,000	115.4	103
N12	-	-	-	-	-	-	N12	5	2	\$297,950	\$297,950	40.0	100
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	2	\$314,500	\$314,500	200.0	98
N16	-	-	-	-	-	-	N16	2	1	\$312,000	\$312,000	50.0	98
N17	-	-	-	-	-	-	N17	3	-	-	-	-	-
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	8	3	\$245,333	\$245,000	37.5	100
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	2	\$189,000	\$189,000	66.7	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
Grand Total	5,506	10,292	N/A	5,541	2,282,508,704	411,931	349,000	27	99
Year	N/A	N/A	135,017	87,308	34,526,810,850	395,460	338,000	32	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1975	22,020	\$57,581	2008		
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	Total**	74,552	\$379,347
1989	38,960	\$273,698	2009		
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	June	10,955	\$403,972
1996	55,779	\$198,150	July	9,967	\$395,414
1997	58,014	\$211,307	August	8,035	\$387,921
1998	55,344	\$216,815	September	8,196	\$406,877
1999	58,957	\$228,372	October	8,476	\$423,559
2000	58,343	\$243,255	November	7,446	\$418,460
2001	67,612	\$251,508	December	5,541	\$411,931
2002	74,759	\$275,231	Year-to-Date**	87,308	\$395,460
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

