

## January 2009

# 2,670 Transactions Reported in January

TORONTO - Wednesday, February 4, 2009

TREB Members reported 2,670 sales in January from the 5,075 sales reported in the first month of 2008. Of these, 1,106 transactions took place in the City of Toronto compared to 2,128 in January 2008. In the surrounding "905" area, 1,564 sales were recorded, from 2,947 last year.

The GTA housing market has not been immune to the economic slowdown in Canada. Some potential home buyers were less-certain about their positioning in the economy over the past year. Until the economy rebounds, and along with it consumer confidence, the number of existing home sales will be more moderate in comparison to the average over the last ten years.

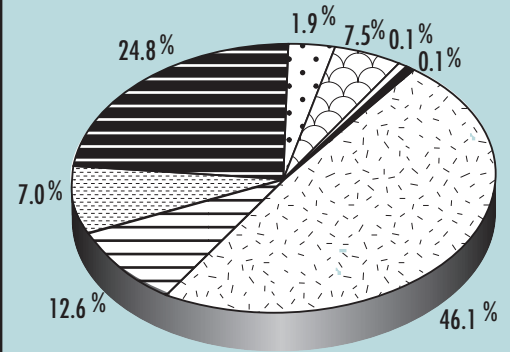
Home prices also moderated in January. The average MLS selling price dipped to \$343,632. The average price was \$364,415 in the City of Toronto, from \$404,202 in 2008. In the surrounding regions ("905" area code), the average price was \$328,935 from \$352,965 last year. Buyers have experienced more choice in the existing home marketplace. Lower selling prices have resulted.

It should be noted that the GTA housing market has followed the broader economic slowdown, but was not a cause of the downturn. Home prices remained affordable throughout the new millennium. The average family can still qualify for a mortgage on the average priced home. This remains the case today. Given that we are not facing an early-1990s-style affordability crisis, the rebound in the housing market will likely be quick once economic recovery takes hold.

## Median Price

The median price in January was **\$303,000** from the **\$319,000** recorded during January of 2008. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



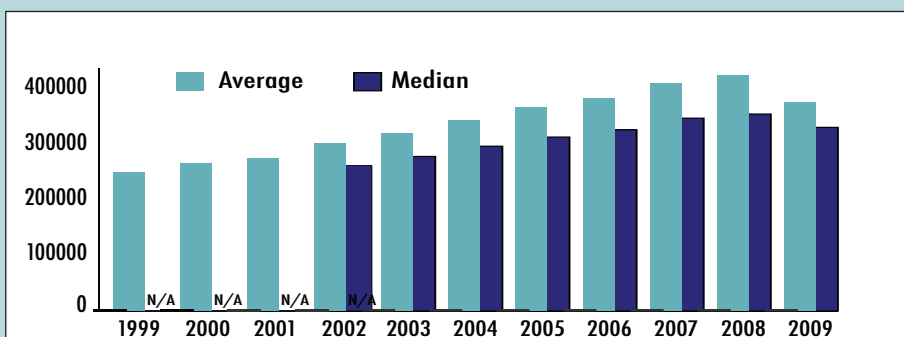
Dwelling Type	Sales	%	Median
Detached	1,230	96	\$365,000
Semi-Detached	336	96	\$310,000
Condo Townhouse	187	95	\$230,000
Condo Apt	661	96	\$227,000
Link	51	96	\$275,000
Att/Row/Twnhouse	200	96	\$286,000
Co-op Apt	4	92	\$148,551
Det Condo	1	90	\$180,000

### Housing Market Indicators

	Jan 2008	Jan 2009	%Change
Sales	5,075	2,670	(-47%)
New Listings	11,764	10,360	(-12%)
Active Listings*	15,911	20,450	(+29%)
Days on Market	36	49	(+36%)

\* All figures for single-family dwellings.

Annual Average and Median Price



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**Price Category Breakdown - January 2009**

Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	23	0.9	19	2.9	1	0.5
\$90,001 - \$100,000	12	0.4	8	1.2	3	1.6
\$100,001 - \$110,000	13	0.5	10	1.5	1	0.5
\$110,001 - \$120,000	18	0.7	14	2.1	3	1.6
\$120,001 - \$130,000	15	0.6	12	1.8	1	0.5
\$130,001 - \$140,000	27	1.0	18	2.7	4	2.1
\$140,001 - \$150,000	32	1.2	25	3.8	3	1.6
\$150,001 - \$160,000	49	1.8	27	4.1	12	6.4
\$160,001 - \$170,000	63	2.4	34	5.1	10	5.3
\$170,001 - \$180,000	58	2.2	30	4.5	9	4.8
\$180,001 - \$190,000	55	2.1	34	5.1	10	5.3
\$190,001 - \$200,000	53	2.0	26	3.9	8	4.3
\$200,001 - \$225,000	177	6.6	70	10.6	23	12.3
\$225,001 - \$250,000	218	8.2	64	9.7	27	14.4
\$250,001 - \$300,000	510	19.1	121	18.3	39	20.9
\$300,001 - \$400,000	729	27.3	102	15.4	21	11.2
\$400,001 - \$500,000	289	10.8	28	4.2	3	1.6
\$500,001 - \$750,000	233	8.7	12	1.8	6	3.2
\$750,001 - \$1,000,000	68	2.5	7	1.1	3	1.6
\$1,000,001 - \$1,500,000	18	0.7	-	-	-	-
\$1,500,001 -	10	0.4	-	-	-	-
<b>Total:</b>	<b>2,670</b>	<b>100</b>	<b>661</b>	<b>100</b>	<b>187</b>	<b>100</b>

## Current Month: January 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	117	64	31	\$12,803,640	\$413,021	\$393,000	34	97
E02	99	82	31	\$13,267,200	\$427,974	\$385,000	44	96
E03	246	160	60	\$19,680,400	\$328,007	\$328,000	34	96
E04	178	91	29	\$7,613,900	\$262,548	\$270,000	40	96
E05	184	85	28	\$7,384,300	\$263,725	\$252,250	54	95
E06	140	76	17	\$5,484,000	\$322,588	\$320,000	64	95
E07	182	65	36	\$8,590,618	\$238,628	\$227,000	55	94
E08	232	135	36	\$9,459,500	\$262,764	\$266,500	41	95
E09	199	91	47	\$10,414,300	\$221,581	\$209,000	49	95
E10	117	60	19	\$6,521,800	\$343,253	\$340,000	36	95
E11	315	131	38	\$9,420,500	\$247,908	\$237,500	44	95
E12	31	31	12	\$2,668,000	\$222,333	\$221,750	46	96
E13	219	139	36	\$11,260,800	\$312,800	\$253,500	45	97
E14	349	199	58	\$15,967,300	\$275,298	\$262,000	39	97
E15	327	197	68	\$18,896,550	\$277,890	\$254,000	49	97
E16	604	350	80	\$15,754,530	\$196,932	\$182,500	53	96
E17	368	216	59	\$15,154,060	\$256,848	\$229,900	42	97
E18	21	9	1	\$230,000	\$230,000	\$230,000	102	92
E19	129	82	16	\$4,890,000	\$305,625	\$274,250	52	97
E20	106	58	8	\$2,186,000	\$273,250	\$243,500	52	97
E21	170	67	12	\$2,975,892	\$247,991	\$259,000	68	96
<b>TOTAL</b>	<b>4,333</b>	<b>2,388</b>	<b>722</b>	<b>\$200,623,290</b>	<b>\$277,872</b>	<b>\$258,000</b>	<b>46</b>	<b>96</b>

## Year-to-Date: January 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	64	31	\$12,803,640	\$413,021	\$393,000	34	97
E02	82	31	\$13,267,200	\$427,974	\$385,000	44	96
E03	160	60	\$19,680,400	\$328,007	\$328,000	34	96
E04	91	29	\$7,613,900	\$262,548	\$270,000	40	96
E05	85	28	\$7,384,300	\$263,725	\$252,250	54	95
E06	76	17	\$5,484,000	\$322,588	\$320,000	64	95
E07	64	36	\$8,590,618	\$238,628	\$227,000	55	94
E08	132	36	\$9,459,500	\$262,764	\$266,500	41	95
E09	88	47	\$10,414,300	\$221,581	\$209,000	49	95
E10	59	19	\$6,521,800	\$343,253	\$340,000	36	95
E11	130	38	\$9,420,500	\$247,908	\$237,500	44	95
E12	31	12	\$2,668,000	\$222,333	\$221,750	46	96
E13	139	36	\$11,260,800	\$312,800	\$253,500	45	97
E14	199	58	\$15,967,300	\$275,298	\$262,000	39	97
E15	197	68	\$18,896,550	\$277,890	\$254,000	49	97
E16	346	80	\$15,754,530	\$196,932	\$182,500	53	96
E17	213	59	\$15,154,060	\$256,848	\$229,900	42	97
E18	9	1	\$230,000	\$230,000	\$230,000	102	92
E19	81	16	\$4,890,000	\$305,625	\$274,250	52	97
E20	58	8	\$2,186,000	\$273,250	\$243,500	52	97
E21	66	12	\$2,975,892	\$247,991	\$259,000	68	96
<b>TOTAL</b>	<b>2,370</b>	<b>722</b>	<b>\$200,623,290</b>	<b>\$277,872</b>	<b>\$258,000</b>	<b>46</b>	<b>96</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	20	5	\$410,200	\$393,000	25.0	95	E01	50	16	\$421,266	\$400,000	32.0	97
E02	48	10	\$517,170	\$453,500	20.8	97	E02	22	11	\$372,909	\$342,500	50.0	94
E03	123	26	\$411,688	\$377,500	21.1	95	E03	36	15	\$368,200	\$350,000	41.7	97
E04	87	19	\$310,547	\$311,000	21.8	96	E04	8	-	-	-	-	-
E05	47	7	\$391,714	\$400,000	14.9	96	E05	12	1	\$258,000	\$258,000	8.3	96
E06	107	11	\$313,545	\$285,000	10.3	94	E06	17	3	\$375,000	\$400,000	17.7	94
E07	58	10	\$322,188	\$325,940	17.2	94	E07	11	3	\$327,000	\$325,000	27.3	92
E08	131	20	\$349,600	\$316,250	15.3	96	E08	3	1	\$305,000	\$305,000	33.3	97
E09	64	14	\$305,807	\$287,500	21.9	95	E09	5	-	-	-	-	-
E10	96	15	\$369,353	\$355,000	15.6	95	E10	2	1	\$322,500	\$322,500	50.0	96
E11	116	15	\$337,033	\$337,500	12.9	96	E11	27	6	\$230,000	\$205,000	22.2	97
E12	16	6	\$260,000	\$243,750	37.5	96	E12	1	1	\$219,500	\$219,500	100.0	91
E13	122	15	\$456,793	\$433,000	12.3	98	E13	9	2	\$242,450	\$242,450	22.2	98
E14	244	34	\$311,971	\$311,500	13.9	97	E14	33	7	\$246,571	\$260,000	21.2	96
E15	234	43	\$308,629	\$283,000	18.4	97	E15	8	2	\$203,250	\$203,250	25.0	92
E16	454	54	\$219,330	\$212,000	11.9	96	E16	55	10	\$157,700	\$160,500	18.2	94
E17	248	45	\$274,085	\$240,000	18.2	97	E17	9	2	\$159,625	\$159,625	22.2	92
E18	21	1	\$230,000	\$230,000	4.8	92	E18	-	-	-	-	-	-
E19	107	13	\$321,962	\$280,000	12.2	97	E19	-	-	-	-	-	-
E20	93	7	\$279,143	\$244,000	7.5	97	E20	-	-	-	-	-	-
E21	169	12	\$247,991	\$259,000	7.1	96	E21	1	-	-	-	-	-

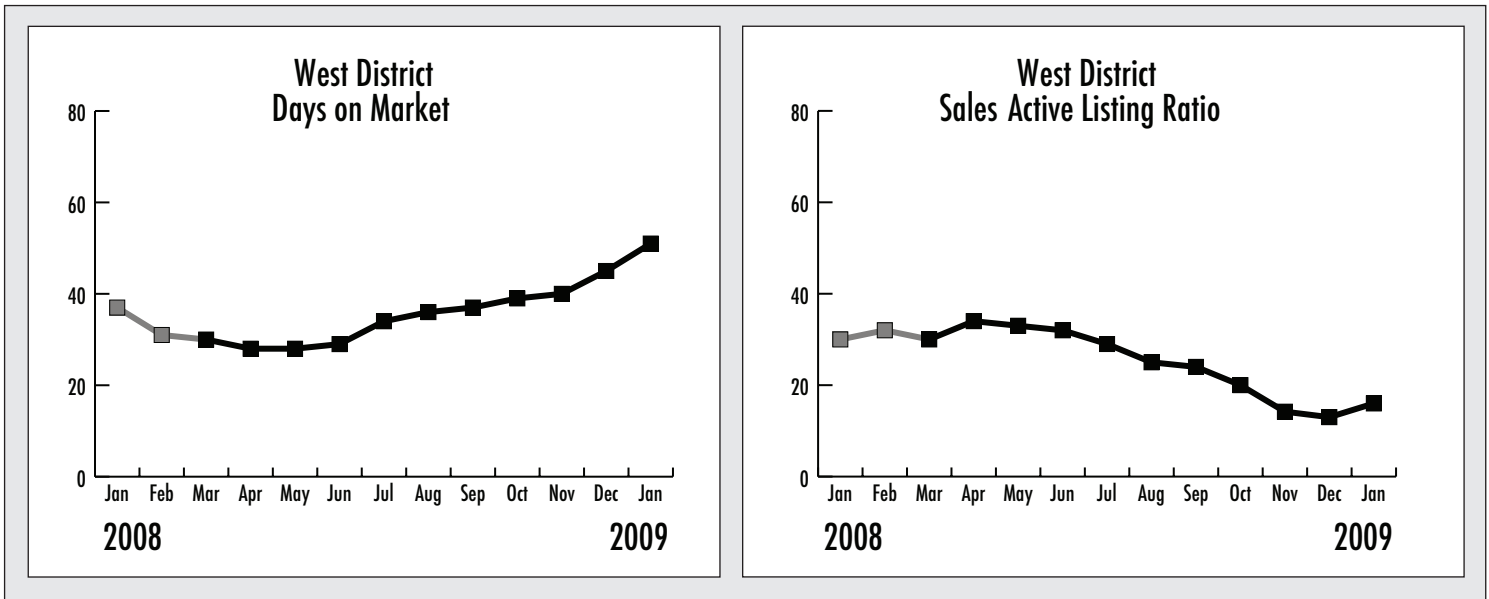
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	25	4	\$378,725	\$400,000	16.0	99	E01	-	-	-	-	-	-
E02	17	3	\$327,667	\$310,000	17.7	96	E02	-	-	-	-	-	-
E03	72	17	\$165,206	\$145,000	23.6	94	E03	-	-	-	-	-	-
E04	63	9	\$150,944	\$155,000	14.3	96	E04	-	-	-	-	-	-
E05	89	16	\$196,269	\$173,150	18.0	94	E05	6	1	\$390,000	\$390,000	16.7	99
E06	11	2	\$281,500	\$281,500	18.2	98	E06	-	-	-	-	-	-
E07	92	17	\$170,764	\$176,800	18.5	94	E07	7	-	-	-	-	-
E08	64	14	\$136,107	\$135,500	21.9	94	E08	1	-	-	-	-	-
E09	101	27	\$197,500	\$195,000	26.7	95	E09	-	-	-	-	-	-
E10	3	1	\$125,000	\$125,000	33.3	97	E10	1	-	-	-	-	-
E11	71	8	\$130,750	\$135,500	11.3	94	E11	5	3	\$242,667	\$235,000	60.0	91
E12	4	1	\$157,000	\$157,000	25.0	98	E12	-	-	-	-	-	-
E13	28	4	\$173,500	\$169,500	14.3	95	E13	3	2	\$291,000	\$291,000	66.7	96
E14	11	5	\$166,700	\$155,000	45.5	96	E14	6	2	\$203,500	\$203,500	33.3	93
E15	20	5	\$235,300	\$225,000	25.0	96	E15	10	6	\$254,767	\$245,600	60.0	99
E16	26	4	\$115,763	\$100,025	15.4	93	E16	9	3	\$170,800	\$162,500	33.3	97
E17	19	-	-	-	-	-	E17	28	8	\$217,563	\$216,500	28.6	97
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	2	-	-	-	-	-	E19	1	-	-	-	-	-
E20	11	-	-	-	-	-	E20	2	1	\$232,000	\$232,000	50.0	99
E21	-	-	-	-	-	-	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	5	1	\$632,500	\$632,500	20.0	97	E01	-	-	-	-	-	-
E02	3	1	\$287,500	\$287,500	33.3	96	E02	-	-	-	-	-	-
E03	3	1	\$145,000	\$145,000	33.3	97	E03	-	-	-	-	-	-
E04	17	-	-	-	-	-	E04	-	-	-	-	-	-
E05	23	2	\$300,000	\$300,000	8.7	96	E05	-	-	-	-	-	-
E06	2	-	-	-	-	-	E06	-	-	-	-	-	-
E07	11	4	\$232,438	\$232,500	36.4	96	E07	-	-	-	-	-	-
E08	23	-	-	-	-	-	E08	1	-	-	-	-	-
E09	26	6	\$133,417	\$114,000	23.1	94	E09	-	-	-	-	-	-
E10	10	1	\$184,000	\$184,000	10.0	94	E10	-	-	-	-	-	-
E11	52	3	\$170,667	\$160,000	5.8	97	E11	3	1	\$180,000	\$180,000	33.3	90
E12	8	4	\$182,875	\$171,750	50.0	97	E12	-	-	-	-	-	-
E13	42	8	\$175,000	\$170,000	19.1	96	E13	1	-	-	-	-	-
E14	15	3	\$216,333	\$230,000	20.0	95	E14	-	-	-	-	-	-
E15	23	3	\$186,000	\$205,000	13.0	96	E15	-	-	-	-	-	-
E16	42	6	\$141,958	\$139,625	14.3	95	E16	-	-	-	-	-	-
E17	20	1	\$119,000	\$119,000	5.0	92	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	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	5	\$372,998	\$310,000	29.4	96
E02	3	-	-	-	-	-	E02	6	6	\$453,833	\$441,500	100.0	96
E03	1	-	-	-	-	-	E03	11	1	\$500,000	\$500,000	9.1	98
E04	2	-	-	-	-	-	E04	1	1	\$355,000	\$355,000	100.0	99
E05	-	-	-	-	-	-	E05	7	1	\$254,000	\$254,000	14.3	91
E06	-	-	-	-	-	-	E06	3	1	\$347,000	\$347,000	33.3	97
E07	1	-	-	-	-	-	E07	2	2	\$277,500	\$277,500	100.0	96
E08	-	-	-	-	-	-	E08	9	1	\$257,000	\$257,000	11.1	97
E09	-	-	-	-	-	-	E09	3	-	-	-	-	-
E10	-	-	-	-	-	-	E10	5	1	\$350,000	\$350,000	20.0	97
E11	1	-	-	-	-	-	E11	40	2	\$259,500	\$259,500	5.0	96
E12	-	-	-	-	-	-	E12	2	-	-	-	-	-
E13	-	-	-	-	-	-	E13	14	5	\$249,600	\$235,000	35.7	95
E14	-	-	-	-	-	-	E14	40	7	\$249,257	\$251,900	17.5	97
E15	-	-	-	-	-	-	E15	32	9	\$217,322	\$219,000	28.1	96
E16	-	-	-	-	-	-	E16	18	3	\$168,833	\$178,500	16.7	95
E17	-	-	-	-	-	-	E17	44	3	\$213,833	\$216,500	6.8	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	19	3	\$234,833	\$232,000	15.8	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

**West District**

Current Month: January 2009									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	117	57	28	\$10,853,000	\$387,607	\$342,500	46	95	
W02	153	86	19	\$8,968,290	\$472,015	\$418,000	39	97	
W03	195	84	23	\$7,416,000	\$322,435	\$295,000	67	95	
W04	202	93	24	\$5,922,500	\$246,771	\$221,500	59	95	
W05	357	157	36	\$10,010,500	\$278,069	\$286,500	59	94	
W06	262	136	38	\$13,348,030	\$351,264	\$307,500	50	96	
W07	165	77	22	\$8,342,200	\$379,191	\$388,500	40	97	
W08	272	128	32	\$13,589,879	\$424,684	\$366,500	53	95	
W09	105	63	23	\$5,321,482	\$231,369	\$172,600	65	95	
W10	317	129	39	\$8,534,314	\$218,829	\$191,000	56	95	
W12	250	125	33	\$14,095,000	\$427,121	\$364,000	52	96	
W13	187	95	18	\$10,318,500	\$573,250	\$390,000	51	95	
W14	116	61	19	\$5,637,250	\$296,697	\$258,000	54	96	
W15	480	257	62	\$14,238,850	\$229,659	\$213,000	52	96	
W16	158	79	17	\$5,233,000	\$307,824	\$315,000	56	95	
W17	-	-	-	-	-	-	-	-	
W18	127	61	10	\$1,950,800	\$195,080	\$224,400	64	94	
W19	460	270	65	\$21,569,500	\$331,838	\$328,000	49	96	
W20	499	321	87	\$28,911,600	\$332,317	\$308,500	47	96	
W21	455	242	33	\$14,345,100	\$434,700	\$400,000	56	96	
W22	243	138	50	\$16,176,725	\$323,535	\$312,750	48	97	
W23	1,002	539	154	\$44,909,550	\$291,620	\$281,000	49	96	
W24	791	419	104	\$34,347,610	\$330,265	\$305,000	41	96	
W25	95	48	19	\$6,158,900	\$324,153	\$295,000	74	96	
W26	25	9	2	\$1,650,000	\$825,000	\$825,000	205	96	
W27	248	122	18	\$6,396,300	\$355,350	\$319,500	49	97	
W28	270	108	24	\$10,545,700	\$439,404	\$412,500	65	96	
W29	186	110	28	\$7,691,400	\$274,693	\$263,750	43	98	
<b>TOTAL</b>	<b>7,737</b>	<b>4,014</b>	<b>1,027</b>	<b>\$336,481,980</b>	<b>\$327,636</b>	<b>\$300,000</b>	<b>51</b>	<b>96</b>	



Year-to-Date: January 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	57	28	\$10,853,000	\$387,607	\$342,500	46	95
W02	85	19	\$8,968,290	\$472,015	\$418,000	39	97
W03	84	23	\$7,416,000	\$322,435	\$295,000	67	95
W04	92	24	\$5,922,500	\$246,771	\$221,500	59	95
W05	157	36	\$10,010,500	\$278,069	\$286,500	59	94
W06	136	38	\$13,348,030	\$351,264	\$307,500	50	96
W07	77	22	\$8,342,200	\$379,191	\$388,500	40	97
W08	127	32	\$13,589,879	\$424,684	\$366,500	53	95
W09	63	23	\$5,321,482	\$231,369	\$172,600	65	95
W10	128	39	\$8,534,314	\$218,829	\$191,000	56	95
W12	125	33	\$14,095,000	\$427,121	\$364,000	52	96
W13	94	18	\$10,318,500	\$573,250	\$390,000	51	95
W14	61	19	\$5,637,250	\$296,697	\$258,000	54	96
W15	257	62	\$14,238,850	\$229,659	\$213,000	52	96
W16	79	17	\$5,233,000	\$307,824	\$315,000	56	95
W17	-	-	-	-	-	-	-
W18	61	10	\$1,950,800	\$195,080	\$224,400	64	94
W19	268	65	\$21,569,500	\$331,838	\$328,000	49	96
W20	317	87	\$28,911,600	\$332,317	\$308,500	47	96
W21	242	33	\$14,345,100	\$434,700	\$400,000	56	96
W22	137	50	\$16,176,725	\$323,535	\$312,750	48	97
W23	535	154	\$44,909,550	\$291,620	\$281,000	49	96
W24	418	104	\$34,347,610	\$330,265	\$305,000	41	96
W25	48	19	\$6,158,900	\$324,153	\$295,000	74	96
W26	9	2	\$1,650,000	\$825,000	\$825,000	205	96
W27	121	18	\$6,396,300	\$355,350	\$319,500	49	97
W28	108	24	\$10,545,700	\$439,404	\$412,500	65	96
W29	107	28	\$7,691,400	\$274,693	\$263,750	43	988
<b>TOTAL</b>	<b>3,993</b>	<b>1,027</b>	<b>\$336,481,980</b>	<b>\$327,636</b>	<b>\$300,000</b>	<b>51</b>	<b>96</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	36	8	\$624,000	\$580,500	22.2	94	W01	13	7	\$351,071	\$330,000	53.9	94	
W02	48	8	\$652,313	\$580,000	16.7	95	W02	42	7	\$375,929	\$387,000	16.7	99	
W03	103	12	\$383,500	\$312,500	11.7	94	W03	40	5	\$284,400	\$295,000	12.5	95	
W04	98	9	\$343,111	\$300,000	9.2	95	W04	19	2	\$264,000	\$264,000	10.5	96	
W05	80	14	\$356,679	\$344,000	17.5	94	W05	92	8	\$323,188	\$281,500	8.7	97	
W06	75	14	\$355,537	\$340,007	18.7	96	W06	12	-	-	-	-	-	-
W07	55	15	\$448,100	\$435,000	27.3	97	W07	1	-	-	-	-	-	-
W08	157	17	\$556,719	\$418,500	10.8	94	W08	5	-	-	-	-	-	-
W09	38	5	\$538,352	\$476,160	13.2	98	W09	4	1	\$257,000	\$257,000	25.0	99	
W10	105	14	\$322,550	\$318,500	13.3	96	W10	7	3	\$262,667	\$275,000	42.9	96	
W12	165	20	\$491,750	\$415,000	12.1	96	W12	12	4	\$316,500	\$308,500	33.3	96	
W13	123	10	\$850,300	\$585,000	8.1	96	W13	19	2	\$345,750	\$345,750	10.5	97	
W14	33	4	\$547,500	\$557,500	12.1	95	W14	13	-	-	-	-	-	-
W15	29	1	\$474,000	\$474,000	3.5	97	W15	22	3	\$336,000	\$358,000	13.6	95	
W16	66	8	\$420,688	\$380,000	12.1	96	W16	26	2	\$306,250	\$306,250	7.7	96	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	48	1	\$225,000	\$225,000	2.1	87	W18	35	5	\$236,360	\$239,000	14.3	96	
W19	171	20	\$436,825	\$419,750	11.7	96	W19	67	14	\$336,607	\$333,500	20.9	97	
W20	248	25	\$462,544	\$430,000	10.1	97	W20	99	23	\$315,309	\$320,000	23.2	97	
W21	337	25	\$484,380	\$420,000	7.4	96	W21	11	1	\$1,600	\$1,600	9.1	94	
W22	148	23	\$386,807	\$368,000	15.5	97	W22	24	12	\$275,448	\$303,250	50.0	98	
W23	623	98	\$312,918	\$309,100	15.7	96	W23	201	34	\$266,274	\$264,000	16.9	97	
W24	483	61	\$392,640	\$389,000	12.6	96	W24	107	17	\$266,665	\$267,500	15.9	96	
W25	57	10	\$398,100	\$394,000	17.5	96	W25	7	-	-	-	-	-	-
W26	25	2	\$825,000	\$825,000	8.0	96	W26	-	-	-	-	-	-	-
W27	203	11	\$420,118	\$369,800	5.4	98	W27	13	-	-	-	-	-	-
W28	245	19	\$481,800	\$479,000	7.8	96	W28	9	2	\$287,000	\$287,000	22.2	95	
W29	141	13	\$283,808	\$279,000	9.2	97	W29	13	5	\$219,900	\$226,000	38.5	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	50	8	\$260,813	\$247,500	16.0	97	W01	-	-	-	-	-	-	-
W02	34	3	\$261,097	\$259,000	8.8	97	W02	-	-	-	-	-	-	-
W03	39	4	\$188,375	\$173,250	10.3	96	W03	-	-	-	-	-	-	-
W04	53	9	\$143,556	\$140,000	17.0	96	W04	-	-	-	-	-	-	-
W05	98	8	\$155,250	\$148,500	8.2	95	W05	-	-	-	-	-	-	-
W06	152	20	\$321,076	\$270,000	13.2	96	W06	-	-	-	-	-	-	-
W07	88	7	\$231,529	\$239,000	8.0	97	W07	-	-	-	-	-	-	-
W08	97	10	\$219,265	\$200,750	10.3	95	W08	-	-	-	-	-	-	-
W09	48	15	\$119,008	\$80,000	31.3	94	W09	-	-	-	-	-	-	-
W10	161	17	\$140,901	\$140,513	10.6	95	W10	3	-	-	-	-	-	-
W12	46	2	\$219,500	\$219,500	4.4	96	W12	-	-	-	-	-	-	-
W13	16	2	\$130,500	\$130,500	12.5	94	W13	-	-	-	-	-	-	-
W14	33	7	\$196,971	\$222,000	21.2	96	W14	-	1	\$381,950	\$381,950	-	98	
W15	362	51	\$216,605	\$205,000	14.1	96	W15	-	-	-	-	-	-	-
W16	33	4	\$179,500	\$177,500	12.1	96	W16	6	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	26	3	\$132,000	\$129,000	11.5	96	W18	-	-	-	-	-	-	-
W19	89	11	\$232,000	\$182,000	12.4	96	W19	5	-	-	-	-	-	-
W20	35	9	\$201,222	\$193,000	25.7	96	W20	4	2	\$339,500	\$339,500	50.0	97	
W21	40	-	-	-	-	-	W21	2	-	-	-	-	-	-
W22	6	1	\$265,000	\$265,000	16.7	95	W22	1	-	-	-	-	-	-
W23	32	3	\$221,667	\$210,000	9.4	98	W23	2	1	\$255,000	\$255,000	50.0	98	
W24	75	8	\$161,125	\$174,500	10.7	95	W24	1	3	\$288,333	\$300,000	300.0	94	
W25	9	1	\$148,000	\$148,000	11.1	90	W25	1	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	3	1	\$269,000	\$269,000	33.3	98	W27	2	-	-	-	-	-	-
W28	-	-	-	-	-	-	W28	2	-	-	-	-	-	-
W29	14	7	\$330,486	\$359,900	50.0	100	W29	-	-	-	-	-	-	-

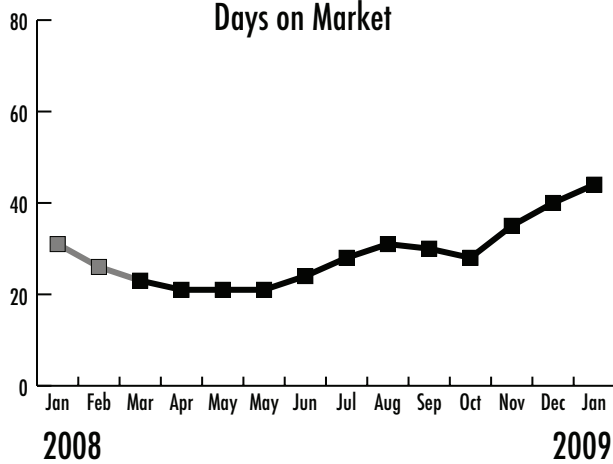
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	14	3	\$262,667	\$190,000	21.4	96	W01	-	-	-	-	-	-
W02	14	-	-	-	-	-	W02	-	-	-	-	-	-
W03	7	2	\$319,250	\$319,250	28.6	97	W03	-	-	-	-	-	-
W04	21	3	\$233,833	\$210,000	14.3	96	W04	-	-	-	-	-	-
W05	80	6	\$198,250	\$204,000	7.5	92	W05	-	-	-	-	-	-
W06	17	1	\$825,000	\$825,000	5.9	95	W06	-	-	-	-	-	-
W07	5	-	-	-	-	-	W07	-	-	-	-	-	-
W08	8	3	\$276,667	\$287,000	37.5	97	W08	-	-	-	-	-	-
W09	4	-	-	-	-	-	W09	-	-	-	-	-	-
W10	40	4	\$177,700	\$174,950	10.0	97	W10	-	-	-	-	-	-
W12	26	7	\$365,000	\$300,000	26.9	95	W12	-	-	-	-	-	-
W13	22	4	\$215,750	\$210,500	18.2	95	W13	1	-	-	-	-	-
W14	32	5	\$200,100	\$155,000	15.6	95	W14	-	-	-	-	-	-
W15	66	7	\$244,286	\$242,000	10.6	96	W15	-	-	-	-	-	-
W16	27	3	\$179,000	\$170,000	11.1	94	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	17	1	\$148,000	\$148,000	5.9	90	W18	-	-	-	-	-	-
W19	90	15	\$259,100	\$278,000	16.7	96	W19	-	-	-	-	-	-
W20	77	19	\$254,205	\$240,000	24.7	96	W20	-	-	-	-	-	-
W21	19	1	\$225,000	\$225,000	5.3	98	W21	2	-	-	-	-	-
W22	5	1	\$166,000	\$166,000	20.0	95	W22	1	-	-	-	-	-
W23	67	6	\$224,042	\$238,125	9.0	95	W23	-	-	-	-	-	-
W24	64	5	\$180,760	\$170,000	7.8	96	W24	2	-	-	-	-	-
W25	9	3	\$222,967	\$234,000	33.3	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	16	4	\$210,125	\$212,000	25.0	96	W27	-	-	-	-	-	-
W28	5	-	-	-	-	-	W28	1	-	-	-	-	-
W29	13	1	\$182,000	\$182,000	7.7	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	-	-	-	-	-	-	W01	4	2	\$264,500	\$264,500	50.0	99
W02	6	-	-	-	-	-	W02	9	1	\$335,000	\$335,000	11.1	102
W03	-	-	-	-	-	-	W03	6	-	-	-	-	-
W04	1	-	-	-	-	-	W04	10	1	\$313,000	\$313,000	10.0	95
W05	3	-	-	-	-	-	W05	4	-	-	-	-	-
W06	2	-	-	-	-	-	W06	4	3	\$374,667	\$438,000	75.0	98
W07	2	-	-	-	-	-	W07	14	-	-	-	-	-
W08	5	-	-	-	-	-	W08	-	2	\$551,500	\$551,500	-	93
W09	4	1	\$172,600	\$172,600	25.0	91	W09	7	1	\$415,000	\$415,000	14.3	98
W10	-	1	\$124,501	\$124,501	-	90	W10	1	-	-	-	-	-
W12	-	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	6	-	-	-	-	-
W14	1	-	-	-	-	-	W14	4	2	\$343,000	\$343,000	50.0	96
W15	1	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	1	-	-	-	-	-	W19	37	5	\$336,400	\$335,000	13.5	96
W20	-	-	-	-	-	-	W20	36	9	\$308,444	\$303,000	25.0	97
W21	-	-	-	-	-	-	W21	44	6	\$334,833	\$321,000	13.6	97
W22	-	-	-	-	-	-	W22	58	13	\$272,600	\$268,000	22.4	98
W23	-	-	-	-	-	-	W23	77	12	\$243,833	\$244,500	15.6	96
W24	-	-	-	-	-	-	W24	59	10	\$280,550	\$282,500	17.0	95
W25	-	-	-	-	-	-	W25	12	5	\$272,200	\$270,000	41.7	96
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	11	2	\$332,750	\$332,750	18.2	94
W28	-	-	-	-	-	-	W28	8	3	\$272,500	\$260,000	37.5	94
W29	-	-	-	-	-	-	W29	5	2	\$203,500	\$203,500	40.0	97

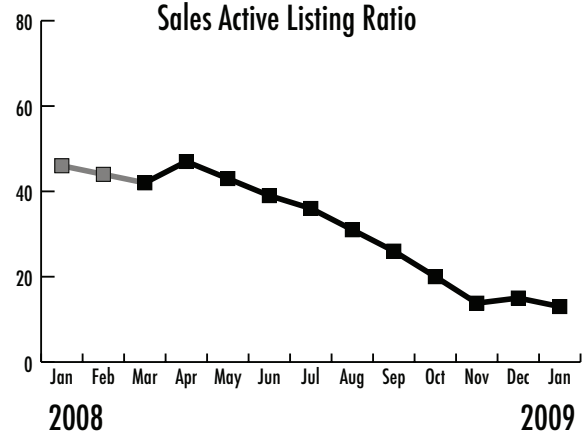
Current Month: January 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	822	426	105	\$37,353,616	\$355,749	\$317,000	45	96
C02	198	108	25	\$14,839,600	\$593,584	\$441,000	33	98
C03	128	65	19	\$11,616,680	\$611,404	\$560,000	54	94
C04	244	126	31	\$22,677,518	\$731,533	\$570,000	40	95
C06	101	40	9	\$4,424,000	\$491,556	\$440,000	48	94
C07	334	166	35	\$13,559,523	\$387,415	\$332,000	45	96
C08	314	174	54	\$18,046,348	\$334,192	\$290,559	44	96
C09	98	43	10	\$7,497,500	\$749,750	\$688,000	45	92
C10	252	145	30	\$14,883,225	\$496,108	\$491,750	46	93
C11	92	57	17	\$8,049,100	\$473,476	\$520,000	42	95
C12	162	55	12	\$10,634,000	\$886,167	\$845,000	46	93
C13	89	61	21	\$7,492,900	\$356,805	\$382,000	34	96
C14	372	189	47	\$15,634,650	\$332,652	\$266,000	47	95
C15	220	90	35	\$13,388,900	\$382,540	\$365,000	47	95
<b>TOTAL</b>	<b>3,426</b>	<b>1,745</b>	<b>450</b>	<b>\$200,097,560</b>	<b>\$444,661</b>	<b>\$352,875</b>	<b>44</b>	<b>95</b>

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: January 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	424	105	\$37,353,616	\$355,749	\$317,000	45	96
C02	107	25	\$14,839,600	\$593,584	\$441,000	33	98
C03	65	19	\$11,616,680	\$611,404	\$560,000	54	94
C04	125	31	\$22,677,518	\$731,533	\$570,000	40	95
C06	40	9	\$4,424,000	\$491,556	\$440,000	48	94
C07	166	35	\$13,559,523	\$387,415	\$332,000	45	96
C08	173	54	\$18,046,348	\$334,192	\$290,559	44	96
C09	43	10	\$7,497,500	\$749,750	\$688,000	45	92
C10	144	30	\$14,883,225	\$496,108	\$491,750	46	93
C11	56	17	\$8,049,100	\$473,476	\$520,000	42	95
C12	55	12	\$10,634,000	\$886,167	\$845,000	46	93
C13	61	21	\$7,492,900	\$356,805	\$382,000	34	96
C14	187	47	\$15,634,650	\$332,652	\$266,000	47	95
C15	90	35	\$13,388,900	\$382,540	\$365,000	47	95
<b>TOTAL</b>	<b>1,736</b>	<b>450</b>	<b>\$200,097,560</b>	<b>\$444,661</b>	<b>\$352,875</b>	<b>44</b>	<b>95</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	10	2	\$516,000	\$516,000	20.0	97	C01	26	9	\$587,000	\$528,000	34.6	100	
C02	30	7	\$954,000	\$509,000	23.3	100	C02	41	7	\$571,571	\$488,000	17.1	96	
C03	67	12	\$633,015	\$492,500	17.9	92	C03	15	4	\$501,250	\$475,500	26.7	104	
C04	178	18	\$1,037,833	\$912,000	10.1	96	C04	9	3	\$528,706	\$526,000	33.3	93	
C06	70	7	\$564,000	\$440,000	10.0	93	C06	1	-	-	-	-	-	-
C07	122	11	\$575,557	\$535,000	9.0	95	C07	10	4	\$365,500	\$375,250	40.0	95	
C08	9	2	\$606,500	\$606,500	22.2	98	C08	16	-	-	-	-	-	-
C09	42	3	\$1,040,333	\$800,000	7.1	91	C09	5	2	\$937,500	\$937,500	40.0	98	
C10	65	8	\$749,875	\$750,000	12.3	99	C10	12	2	\$511,250	\$511,250	16.7	97	
C11	31	5	\$796,700	\$575,000	16.1	95	C11	8	5	\$580,420	\$529,000	62.5	100	
C12	126	7	\$1,162,143	\$1,300,000	5.6	91	C12	1	2	\$373,500	\$373,500	200.0	98	
C13	23	7	\$487,414	\$465,000	30.4	95	C13	7	5	\$406,000	\$405,000	71.4	95	
C14	132	5	\$735,000	\$524,000	3.8	90	C14	-	-	-	-	-	-	-
C15	60	13	\$502,908	\$475,000	21.7	96	C15	22	4	\$344,450	\$343,400	18.2	94	

## 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	711	82	\$320,532	\$298,750	11.5	96	C01	-	-	-	-	-	-	-
C02	107	8	\$379,388	\$375,000	7.5	98	C02	-	-	-	-	-	-	-
C03	32	3	\$671,833	\$778,000	9.4	92	C03	-	-	-	-	-	-	-
C04	48	8	\$252,063	\$184,500	16.7	95	C04	-	-	-	-	-	-	-
C06	27	2	\$238,000	\$238,000	7.4	96	C06	-	-	-	-	-	-	-
C07	164	20	\$288,320	\$283,000	12.2	97	C07	-	-	-	-	-	-	-
C08	261	49	\$311,783	\$287,000	18.8	96	C08	-	-	-	-	-	-	-
C09	31	4	\$547,875	\$466,250	12.9	91	C09	-	-	-	-	-	-	-
C10	160	19	\$377,249	\$355,000	11.9	91	C10	-	-	-	-	-	-	-
C11	44	7	\$166,214	\$150,000	15.9	92	C11	-	-	-	-	-	-	-
C12	25	1	\$312,000	\$312,000	4.0	95	C12	-	-	-	-	-	-	-
C13	55	7	\$223,286	\$182,000	12.7	97	C13	-	-	-	-	-	-	-
C14	210	36	\$270,171	\$262,000	17.1	96	C14	-	-	-	-	-	-	-
C15	107	14	\$296,593	\$268,000	13.1	95	C15	1	1	\$380,000	\$380,000	100.0	87	

## Condo Townhouse

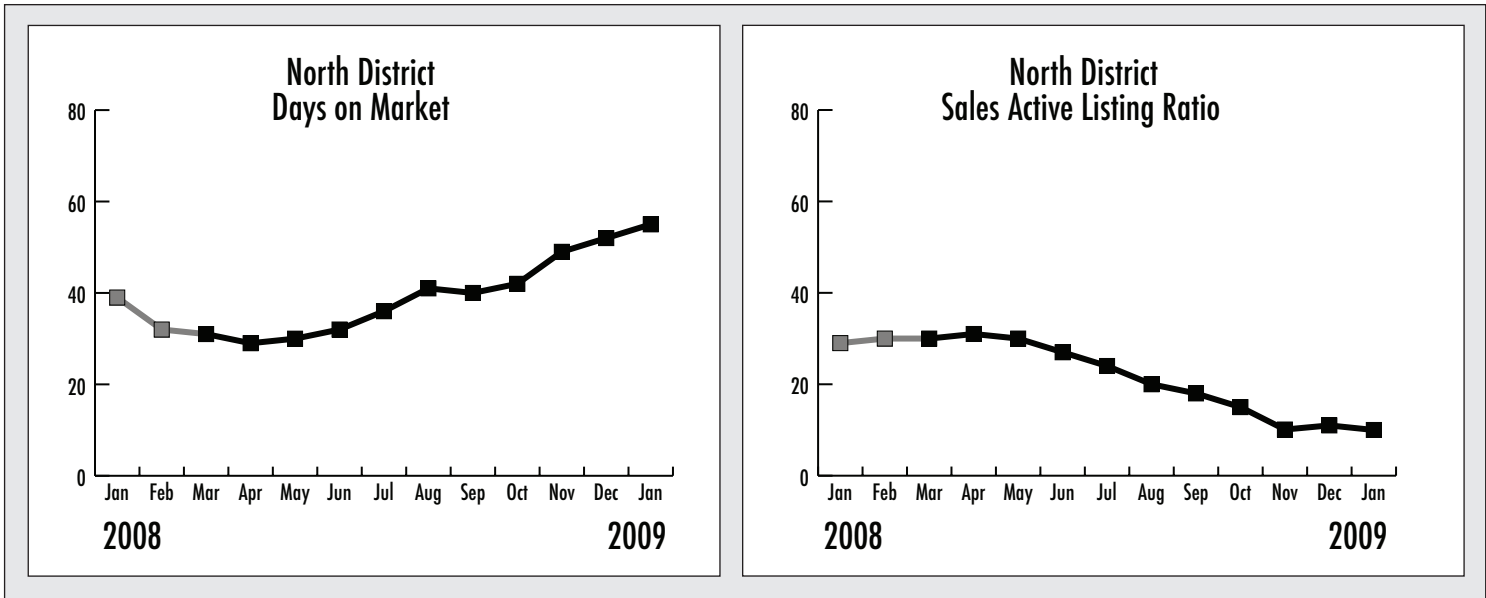
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List	
C01	48	6	\$355,167	\$356,000	12.5	96	C01	-	-	-	-	-	-	-
C02	4	1	\$505,000	\$505,000	25.0	97	C02	-	-	-	-	-	-	-
C03	-	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	-	1	\$274,000	\$274,000	-	98	C04	-	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	33	-	-	-	-	-	C07	-	-	-	-	-	-	-
C08	13	-	-	-	-	-	C08	-	-	-	-	-	-	-
C09	3	-	-	-	-	-	C09	-	-	-	-	-	-	-
C10	10	1	\$694,000	\$694,000	10.0	90	C10	-	-	-	-	-	-	-
C11	6	-	-	-	-	-	C11	-	-	-	-	-	-	-
C12	10	2	\$720,000	\$720,000	20.0	92	C12	-	-	-	-	-	-	-
C13	-	2	\$244,000	\$244,000	-	96	C13	-	-	-	-	-	-	-
C14	22	6	\$372,250	\$278,750	27.3	95	C14	-	-	-	-	-	-	-
C15	30	2	\$257,000	\$257,000	6.7	95	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	-	-	-	-	-	-	C01	27	6	\$437,333	\$400,000	22.2	90
C02	5	-	-	-	-	-	C02	11	2	\$310,250	\$310,250	18.2	97
C03	12	-	-	-	-	-	C03	2	-	-	-	-	-
C04	7	1	\$119,900	\$119,900	14.3	100	C04	2	-	-	-	-	-
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	5	-	-	-	-	-
C08	5	-	-	-	-	-	C08	10	3	\$518,667	\$550,000	30.0	94
C09	14	1	\$310,000	\$310,000	7.1	87	C09	3	-	-	-	-	-
C10	2	-	-	-	-	-	C10	3	-	-	-	-	-
C11	-	-	-	-	-	-	C11	3	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	4	-	-	-	-	-
C14	4	-	-	-	-	-	C14	4	-	-	-	-	-
C15	-	-	-	-	-	-	C15	-	1	\$427,000	\$427,000	-	97

North District

Current Month: January 2009								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	147	66	17	\$7,239,800	\$425,871	\$387,000	44	97
N02	254	103	20	\$8,498,000	\$424,900	\$327,250	46	95
N03	486	235	59	\$25,757,100	\$436,561	\$392,600	41	95
N04	256	125	19	\$7,657,000	\$403,000	\$420,000	46	94
N05	224	101	23	\$9,704,750	\$421,946	\$370,000	51	96
N06	235	103	25	\$9,368,450	\$374,738	\$360,000	62	96
N07	340	194	29	\$9,705,650	\$334,678	\$321,000	59	96
N08	654	317	69	\$29,674,900	\$430,071	\$390,000	50	96
N10	221	87	22	\$8,381,800	\$380,991	\$342,000	38	95
N11	644	315	64	\$25,839,700	\$403,745	\$380,000	59	95
N12	109	47	10	\$3,850,500	\$385,050	\$394,500	55	97
N13	80	20	1	\$469,000	\$469,000	\$469,000	21	96
N14	126	45	5	\$2,737,500	\$547,500	\$445,000	98	95
N15	87	32	8	\$3,464,000	\$433,000	\$334,500	55	97
N16	133	37	15	\$4,644,939	\$309,663	\$309,000	71	95
N17	268	122	23	\$6,613,000	\$287,522	\$245,000	48	95
N18	141	72	14	\$3,301,750	\$235,839	\$217,000	52	95
N19	183	62	16	\$4,582,900	\$286,431	\$244,000	68	97
N20	34	10	4	\$1,704,500	\$426,125	\$414,750	99	94
N21	33	9	3	\$770,000	\$256,667	\$260,000	98	93
N22	65	27	8	\$2,412,900	\$301,613	\$268,500	76	98
N23	148	58	13	\$3,011,000	\$231,615	\$222,000	102	97
N24	86	26	4	\$906,000	\$226,500	\$236,000	86	91
<b>TOTAL</b>	<b>4,954</b>	<b>2,213</b>	<b>471</b>	<b>\$180,295,139</b>	<b>\$382,792</b>	<b>\$348,500</b>	<b>55</b>	<b>96</b>



**Year-to-Date: January 2009**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	65	17	\$7,239,800	\$425,871	\$387,000	44	97
N02	103	20	\$8,498,000	\$424,900	\$327,250	46	95
N03	234	59	\$25,757,100	\$436,561	\$392,600	41	95
N04	124	19	\$7,657,000	\$403,000	\$420,000	46	94
N05	101	23	\$9,704,750	\$421,946	\$370,000	51	96
N06	103	25	\$9,368,450	\$374,738	\$360,000	62	96
N07	194	29	\$9,705,650	\$334,678	\$321,000	59	96
N08	316	69	\$29,674,900	\$430,071	\$390,000	50	96
N10	86	22	\$8,381,800	\$380,991	\$342,000	38	95
N11	315	64	\$25,839,700	\$403,745	\$380,000	59	95
N12	47	10	\$3,850,500	\$385,050	\$394,500	55	97
N13	20	1	\$469,000	\$469,000	\$469,000	21	96
N14	45	5	\$2,737,500	\$547,500	\$445,000	98	95
N15	32	8	\$3,464,000	\$433,000	\$334,500	55	97
N16	37	15	\$4,644,939	\$309,663	\$309,000	71	95
N17	119	23	\$6,613,000	\$287,522	\$245,000	48	95
N18	72	14	\$3,301,750	\$235,839	\$217,000	52	95
N19	62	16	\$4,582,900	\$286,431	\$244,000	68	97
N20	10	4	\$1,704,500	\$426,125	\$414,750	99	94
N21	9	3	\$770,000	\$256,667	\$260,000	98	93
N22	27	8	\$2,412,900	\$301,613	\$268,500	76	98
N23	55	13	\$3,011,000	\$231,615	\$222,000	102	97
N24	24	4	\$906,000	\$226,500	\$236,000	86	91
<b>TOTAL</b>	<b>2,200</b>	<b>471</b>	<b>\$180,295,139</b>	<b>\$382,792</b>	<b>\$348,500</b>	<b>55</b>	<b>96</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	76	8	\$588,913	\$484,400	10.5	95	N01	2	-	-	-	-	-
N02	122	9	\$601,889	\$405,000	7.4	94	N02	1	-	-	-	-	-
N03	232	25	\$641,908	\$600,000	10.8	94	N03	9	5	\$335,500	\$375,000	55.6	95
N04	189	12	\$484,042	\$479,000	6.4	93	N04	12	1	\$256,000	\$256,000	8.3	95
N05	190	11	\$532,909	\$427,500	5.8	96	N05	7	4	\$318,438	\$325,000	57.1	95
N06	170	13	\$464,596	\$431,000	7.7	95	N06	13	7	\$277,714	\$280,000	53.9	97
N07	221	16	\$397,697	\$380,000	7.2	95	N07	36	5	\$269,600	\$285,000	13.9	96
N08	409	43	\$482,628	\$448,000	10.5	96	N08	91	14	\$353,714	\$350,000	15.4	96
N10	112	9	\$465,533	\$458,000	8.0	94	N10	5	1	\$348,500	\$348,500	20.0	100
N11	369	32	\$485,106	\$433,250	8.7	95	N11	53	10	\$340,350	\$333,250	18.9	97
N12	93	7	\$433,786	\$405,000	7.5	97	N12	3	-	-	-	-	-
N13	78	1	\$469,000	\$469,000	1.3	96	N13	2	-	-	-	-	-
N14	116	5	\$547,500	\$445,000	4.3	95	N14	-	-	-	-	-	-
N15	81	6	\$494,667	\$434,500	7.4	98	N15	-	-	-	-	-	-
N16	116	10	\$358,650	\$358,500	8.6	95	N16	-	-	-	-	-	-
N17	248	22	\$291,091	\$249,500	8.9	95	N17	7	-	-	-	-	-
N18	107	5	\$294,700	\$320,000	4.7	94	N18	13	3	\$240,917	\$217,000	23.1	98
N19	128	12	\$316,075	\$272,500	9.4	97	N19	4	1	\$214,000	\$214,000	25.0	98
N20	34	4	\$426,125	\$414,750	11.8	94	N20	-	-	-	-	-	-
N21	33	3	\$256,667	\$260,000	9.1	93	N21	-	-	-	-	-	-
N22	59	6	\$327,150	\$298,450	10.2	98	N22	1	-	-	-	-	-
N23	138	11	\$237,864	\$222,000	8.0	97	N23	-	-	-	-	-	-
N24	79	4	\$226,500	\$236,000	5.1	91	N24	2	-	-	-	-	-

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	28	3	\$305,500	\$281,500	10.7	99	N01	12	1	\$387,000	\$387,000	8.3	99
N02	81	10	\$264,700	\$260,250	12.4	97	N02	17	-	-	-	-	-
N03	142	21	\$243,252	\$230,000	14.8	96	N03	6	-	-	-	-	-
N04	23	3	\$195,667	\$160,000	13.0	95	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	-	-	-	-	-
N06	9	-	-	-	-	-	N06	-	-	-	-	-	-
N07	15	2	\$173,500	\$173,500	13.3	94	N07	4	-	-	-	-	-
N08	71	2	\$321,000	\$321,000	2.8	96	N08	1	1	\$315,000	\$315,000	100.0	95
N10	44	1	\$288,000	\$288,000	2.3	96	N10	48	9	\$325,056	\$318,000	18.8	95
N11	90	5	\$288,600	\$310,000	5.6	93	N11	19	3	\$353,833	\$365,000	15.8	96
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	4	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	8	3	\$210,500	\$186,500	37.5	95	N16	1	-	-	-	-	-
N17	3	-	-	-	-	-	N17	-	-	-	-	-	-
N18	2	3	\$142,833	\$128,000	150.0	93	N18	14	1	\$276,000	\$276,000	7.1	96
N19	10	-	-	-	-	-	N19	8	1	\$202,000	\$202,000	12.5	95
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	1	\$210,000	\$210,000	50.0	95
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-
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	28	5	\$245,000	\$236,000	17.9	97	N01	-	-	-	-	-	-
N02	26	-	-	-	-	-	N02	1	-	-	-	-	-
N03	28	2	\$297,000	\$297,000	7.1	96	N03	-	-	-	-	-	-
N04	5	1	\$316,000	\$316,000	20.0	94	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	16	2	\$237,450	\$237,450	12.5	97	N06	-	-	-	-	-	-
N07	16	1	\$258,500	\$258,500	6.3	97	N07	-	-	-	-	-	-
N08	15	2	\$316,000	\$316,000	13.3	98	N08	-	-	-	-	-	-
N10	8	-	-	-	-	-	N10	-	-	-	-	-	-
N11	37	1	\$288,000	\$288,000	2.7	87	N11	1	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	4	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	5	1	\$203,500	\$203,500	20.0	87	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	1	-	-	-	-	-
N18	3	2	\$200,500	\$200,500	66.7	96	N18	-	-	-	-	-	-
N19	1	1	\$177,000	\$177,000	100.0	99	N19	20	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	5	-	-	-	-	-	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	-	-	-	-	-
N02	-	-	-	-	-	-	N02	6	1	\$434,000	\$434,000	16.7	96
N03	1	-	-	-	-	-	N03	68	6	\$388,267	\$398,500	8.8	97
N04	-	-	-	-	-	-	N04	27	2	\$344,750	\$344,750	7.4	94
N05	-	-	-	-	-	-	N05	25	8	\$321,125	\$315,000	32.0	97
N06	-	-	-	-	-	-	N06	27	3	\$303,267	\$284,800	11.1	96
N07	-	-	-	-	-	-	N07	48	5	\$277,800	\$280,000	10.4	97
N08	1	-	-	-	-	-	N08	66	7	\$340,129	\$327,000	10.6	97
N10	-	-	-	-	-	-	N10	4	2	\$315,000	\$315,000	50.0	97
N11	-	-	-	-	-	-	N11	75	13	\$316,946	\$312,000	17.3	96
N12	-	-	-	-	-	-	N12	11	3	\$271,333	\$283,000	27.3	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	6	2	\$248,000	\$248,000	33.3	95
N16	1	-	-	-	-	-	N16	2	1	\$223,439	\$223,439	50.0	95
N17	-	-	-	-	-	-	N17	8	1	\$209,000	\$209,000	12.5	96
N18	-	-	-	-	-	-	N18	2	-	-	-	-	-
N19	-	-	-	-	-	-	N19	12	1	\$197,000	\$197,000	8.3	94
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	1	\$240,000	\$240,000	33.3	102
N23	-	-	-	-	-	-	N23	8	2	\$197,250	\$197,250	25.0	97
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
<b>Grand Total</b>	10,360	20,450	<b>N/A</b>	2,670	\$917,497,969	\$343,632	\$303,000	49	96
<b>Year</b>	<b>N/A</b>	<b>N/A</b>	10,360	2,670	\$917,497,969	\$343,632	\$303,000	49	96

## 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	<b>Year-to-Date**</b>	<b>2,670</b>	<b>\$343,632</b>
1992	41,703	\$214,971			
1993	38,990	\$206,490			
1994	44,237	\$208,921			
1995	39,273	\$203,028			
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

