

June 2008

June Market More Balanced

TORONTO - Friday, July 4, 2008

TREB Members reported 8,600 sales in June, TREB President Maureen O'Neill announced today. "Sales were down 18 per cent from the 2007 total of 10,451, which was the best performance ever for that month," noted the president. "Nevertheless, the 8,600 figure is the fifth best June on record, and indicative of an active, healthy market."

Sales within the City of Toronto totaled 3,481, down 18 per cent from the 4,238 recorded in June 2007. Sales within the 905 suburbs, at 5,119, were also down 18 per cent from the 6,213 recorded during the same period last year.

On the pricing front, June's GTA average came in at \$395,866. This was up four per cent over the \$381,963 recorded during June of 2007. Prices increases were roughly equivalent in both the City of Toronto and the surrounding suburbs. Within Toronto, prices averaged \$433,082, up three per cent over the \$421,139 recorded in June of 2007. Within the 905 suburbs, the average price came in at \$370,559, up four per cent

over the \$355,240 recorded during the same period last year.

"With summer coming, and a 22 per cent increase in inventory to nearly 27,000 this June over last, the market is slowly shifting towards balance after several years of favouring sellers," said the President.

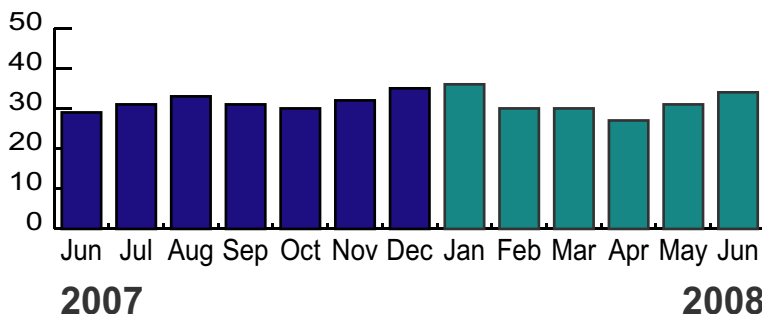
Breaking down the total, 3,357 sales were reported in TREB's 28 West districts and averaged \$374,043; 1,483 sales were reported in the 14 Central districts and averaged \$518,471; 1,697 sales were reported in the 23 North districts and averaged \$430,498; and 2,063 sales were reported in TREB's 21 East districts and averaged \$314,755. ■

NEIGHBOURHOOD CORNER

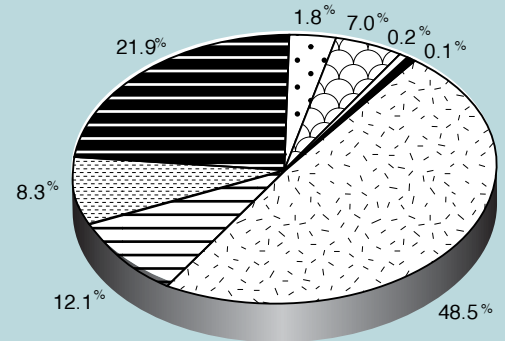
Etobicoke

Etobicoke has seen 2,356 sales thus far in 2008, down 14 per cent from the 2,734 recorded during the first six months of last year. The average price was \$406,197, up two per cent from the \$399,525 recorded during the earlier time-frame. ■

DAYS ON MARKET



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,171	98	\$415,000
Semi-Detached	1,041	99	\$337,500
Condo Townhouse	713	98	\$255,000
Condo Apt	1,887	98	\$248,000
Link	157	98	\$295,500
Att/Row/Twnhouse	599	98	\$316,000
Co-op Apt	20	99	\$194,875
Det Condo	12	98	\$374,000

Housing Market Indicators

	June 2007	June 2008	%Change
Sales	10,451	8,600	(-18%)
New Listings	14,655	16,069	(+10%)
Active Listings*	21,789	26,697	(+22%)

* All figures for single-family dwellings.

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Price Category Breakdown - June 2008

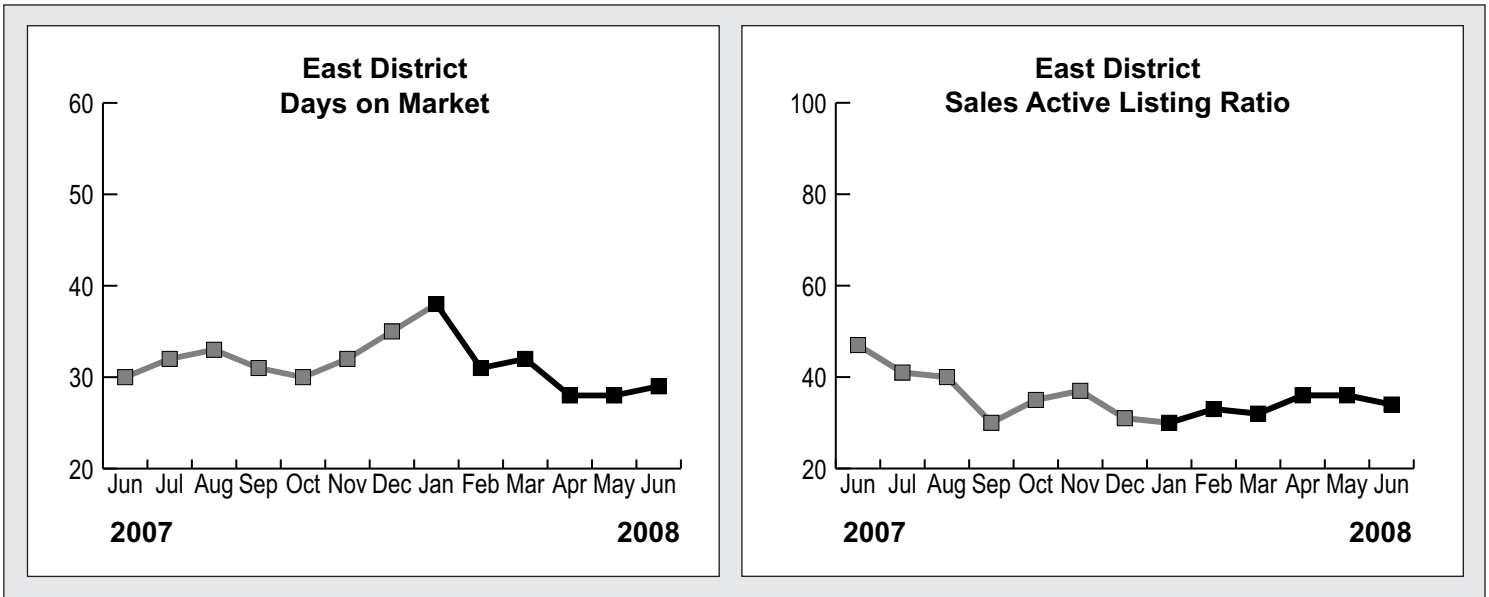
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	34	0.4	26	1.4	3	0.4
\$90,001 - \$100,000	10	0.1	9	0.5	1	0.1
\$100,001 - \$110,000	16	0.2	9	0.5	5	0.7
\$110,001 - \$120,000	24	0.3	18	1.0	3	0.4
\$120,001 - \$130,000	45	0.5	31	1.6	9	1.3
\$130,001 - \$140,000	54	0.6	45	2.4	6	0.8
\$140,001 - \$150,000	67	0.8	45	2.4	17	2.4
\$150,001 - \$160,000	72	0.8	49	2.6	16	2.2
\$160,001 - \$170,000	126	1.5	84	4.5	20	2.8
\$170,001 - \$180,000	122	1.4	82	4.3	15	2.1
\$180,001 - \$190,000	148	1.7	84	4.5	22	3.1
\$190,001 - \$200,000	156	1.8	76	4.0	33	4.6
\$200,001 - \$225,000	435	5.1	196	10.4	93	13.0
\$225,001 - \$250,000	573	6.7	215	11.4	90	12.6
\$250,001 - \$300,000	1,415	16.5	384	20.3	188	26.4
\$300,001 - \$400,000	2,504	29.1	328	17.4	145	20.3
\$400,001 - \$500,000	1,269	14.8	106	5.6	28	3.9
\$500,001 - \$750,000	1,062	12.3	77	4.1	17	2.4
\$750,001 - \$1,000,000	241	2.8	11	0.6	2	0.3
\$1,000,001 - \$1,500,000	140	1.6	7	0.4	-	-
\$1,500,001 -	87	1.0	5	0.3	-	-
Total:	8,600	100	1,887	100	713	100

Current Month: June 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	168	184	115	\$52,486,298	\$456,403	\$429,000	16	101
E02	163	174	99	\$50,501,350	\$510,115	\$421,000	14	100
E03	305	243	125	\$44,671,525	\$357,372	\$360,000	20	99
E04	273	175	113	\$31,207,099	\$276,169	\$296,000	27	97
E05	302	194	117	\$38,100,076	\$325,642	\$285,000	30	97
E06	161	112	53	\$22,806,188	\$430,305	\$345,000	22	99
E07	326	202	111	\$32,387,715	\$291,781	\$296,500	26	97
E08	275	170	89	\$25,668,000	\$288,404	\$275,000	34	97
E09	367	227	116	\$29,380,501	\$253,280	\$243,250	33	97
E10	154	105	57	\$19,786,840	\$347,138	\$346,000	26	97
E11	438	227	101	\$28,671,750	\$283,879	\$279,000	31	97
E12	75	60	38	\$12,156,100	\$319,897	\$273,400	32	97
E13	319	199	110	\$34,154,400	\$310,495	\$290,500	34	98
E14	485	306	172	\$52,413,722	\$304,731	\$282,000	28	98
E15	499	345	162	\$48,735,800	\$300,838	\$281,250	30	98
E16	806	442	227	\$50,059,000	\$220,524	\$210,000	35	98
E17	363	210	136	\$33,647,890	\$247,411	\$233,000	33	98
E18	41	20	4	\$2,017,500	\$504,375	\$467,500	32	98
E19	146	90	50	\$18,805,875	\$376,118	\$363,500	33	98
E20	161	64	27	\$7,985,100	\$295,744	\$262,000	37	98
E21	223	82	41	\$13,697,400	\$334,083	\$315,000	66	97
Total	6,050	3,831	2,063	\$649,340,129	\$314,755	\$288,900	29	98

Year-to-Date: June 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	862	500	\$223,397,411	\$446,795	\$428,444	17	103
E02	786	431	\$230,164,609	\$534,025	\$465,900	15	101
E03	1,348	717	\$271,920,398	\$379,247	\$375,000	21	101
E04	942	492	\$130,965,414	\$266,190	\$285,000	29	98
E05	1,031	568	\$171,489,223	\$301,918	\$272,250	31	97
E06	579	286	\$116,313,067	\$406,689	\$335,000	22	99
E07	1,032	529	\$147,916,335	\$279,615	\$263,000	31	98
E08	941	474	\$140,359,120	\$296,116	\$279,500	37	97
E09	1,191	589	\$141,791,077	\$240,732	\$227,500	35	97
E10	561	265	\$94,452,300	\$356,424	\$345,000	27	98
E11	1,252	531	\$140,065,815	\$263,777	\$259,000	39	97
E12	299	146	\$43,536,603	\$298,196	\$275,500	27	98
E13	1,113	547	\$170,709,076	\$312,082	\$297,000	31	98
E14	1,902	903	\$271,920,160	\$301,130	\$281,500	30	98
E15	1,757	870	\$259,032,992	\$297,739	\$282,000	29	98
E16	2,708	1,267	\$278,028,973	\$219,439	\$208,900	36	97
E17	1,440	755	\$183,900,142	\$243,576	\$230,000	35	98
E18	77	20	\$16,481,500	\$824,075	\$600,000	41	97
E19	488	209	\$72,205,657	\$345,482	\$320,000	30	98
E20	363	133	\$37,512,500	\$282,049	\$262,000	43	97
E21	493	187	\$59,944,525	\$320,559	\$297,000	52	97
Total	21,165	10,419	\$3,202,106,897	\$307,333	\$280,000	30	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	39	26	\$522,215	\$477,450	66.7	100	E01	79	61	\$449,007	\$429,000	77.2	102
E02	65	29	\$706,507	\$549,000	44.6	99	E02	52	50	\$448,530	\$411,000	96.2	101
E03	146	69	\$401,292	\$375,000	47.3	99	E03	36	27	\$406,593	\$400,000	75.0	101
E04	135	66	\$329,044	\$325,250	48.9	98	E04	11	6	\$257,817	\$261,950	54.6	96
E05	113	46	\$450,421	\$435,000	40.7	97	E05	14	5	\$330,960	\$302,000	35.7	96
E06	124	39	\$469,648	\$369,000	31.5	99	E06	23	7	\$367,814	\$335,000	30.4	99
E07	127	39	\$406,082	\$383,200	30.7	97	E07	21	9	\$318,722	\$323,999	42.9	99
E08	142	46	\$382,202	\$348,000	32.4	97	E08	14	3	\$246,833	\$235,000	21.4	98
E09	142	43	\$325,851	\$318,000	30.3	98	E09	14	6	\$257,833	\$263,000	42.9	97
E10	122	36	\$413,528	\$413,000	29.5	97	E10	6	1	\$315,000	\$315,000	16.7	97
E11	142	45	\$351,578	\$365,000	31.7	98	E11	42	8	\$283,906	\$283,000	19.1	97
E12	48	27	\$345,859	\$295,000	56.3	98	E12	6	6	\$225,350	\$232,000	100.0	96
E13	199	60	\$372,703	\$339,250	30.2	97	E13	18	3	\$264,967	\$255,000	16.7	98
E14	344	124	\$329,390	\$318,750	36.1	98	E14	29	9	\$250,756	\$255,500	31.0	98
E15	318	116	\$331,117	\$315,000	36.5	98	E15	22	5	\$242,600	\$256,000	22.7	99
E16	595	154	\$242,655	\$237,000	25.9	98	E16	78	26	\$182,146	\$183,500	33.3	98
E17	247	87	\$274,842	\$255,000	35.2	98	E17	9	4	\$187,750	\$195,000	44.4	100
E18	41	4	\$504,375	\$467,500	9.8	98	E18	-	-	-	-	-	-
E19	140	42	\$399,269	\$375,000	30.0	98	E19	-	-	-	-	-	-
E20	148	25	\$300,444	\$265,000	16.9	97	E20	-	-	-	-	-	-
E21	220	39	\$338,138	\$320,000	17.7	97	E21	2	1	\$215,000	\$215,000	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
E01	29	10	\$393,380	\$388,500	34.5	99	E01	-	-	-	-	-	-
E02	21	11	\$368,923	\$341,000	52.4	100	E02	-	-	-	-	-	-
E03	103	22	\$161,314	\$160,000	21.4	97	E03	-	-	-	-	-	-
E04	97	31	\$173,713	\$175,600	32.0	96	E04	-	-	-	-	-	-
E05	106	40	\$224,670	\$200,500	37.7	97	E05	9	4	\$365,625	\$371,500	44.4	99
E06	10	5	\$260,040	\$239,900	50.0	100	E06	-	-	-	-	-	-
E07	124	42	\$179,463	\$173,000	33.9	96	E07	21	12	\$317,517	\$311,250	57.1	98
E08	74	25	\$150,652	\$157,500	33.8	96	E08	-	-	-	-	-	-
E09	151	57	\$205,542	\$205,000	37.8	97	E09	1	-	-	-	-	-
E10	9	5	\$141,400	\$138,500	55.6	96	E10	1	-	-	-	-	-
E11	108	16	\$142,894	\$146,250	14.8	97	E11	7	3	\$302,000	\$280,000	42.9	97
E12	4	-	-	-	-	-	E12	2	-	-	-	-	-
E13	15	14	\$222,743	\$220,000	93.3	98	E13	6	2	\$275,000	\$275,000	33.3	99
E14	17	6	\$198,333	\$185,000	35.3	97	E14	8	3	\$233,833	\$232,500	37.5	97
E15	41	6	\$190,667	\$168,500	14.6	98	E15	27	5	\$259,200	\$257,000	18.5	97
E16	30	7	\$211,629	\$193,000	23.3	98	E16	16	7	\$199,714	\$194,000	43.8	98
E17	20	6	\$147,750	\$148,000	30.0	98	E17	39	23	\$218,991	\$217,000	59.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	4	\$270,250	\$270,000	100.0	97
E20	8	-	-	-	-	-	E20	2	2	\$237,000	\$237,000	100.0	99
E21	-	-	-	-	-	-	E21	1	1	\$295,000	\$295,000	100.0	95

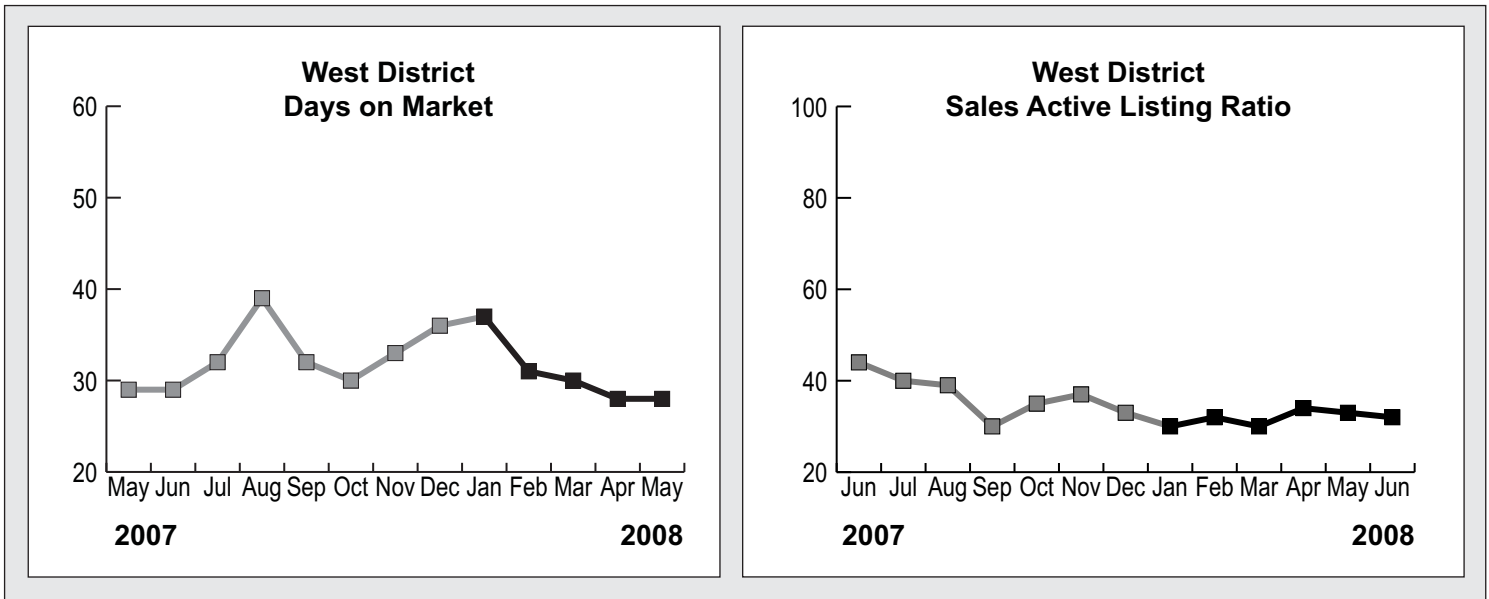
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	2	\$261,500	\$261,500	66.7	98	E01	-	-	-	-	-	-
E02	4	5	\$367,500	\$370,000	125.0	100	E02	-	-	-	-	-	-
E03	11	2	\$271,000	\$271,000	18.2	98	E03	-	-	-	-	-	-
E04	21	9	\$246,133	\$260,000	42.9	97	E04	-	-	-	-	-	-
E05	52	21	\$237,886	\$236,900	40.4	97	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	25	7	\$255,229	\$250,000	28.0	98	E07	-	-	-	-	-	-
E08	32	11	\$217,627	\$238,000	34.4	98	E08	-	-	-	-	-	-
E09	56	10	\$210,600	\$197,500	17.9	96	E09	-	-	-	-	-	-
E10	12	9	\$219,111	\$205,000	75.0	97	E10	-	-	-	-	-	-
E11	83	11	\$210,791	\$198,800	13.3	98	E11	9	1	\$228,000	\$228,000	11.1	98
E12	10	4	\$232,700	\$231,700	40.0	98	E12	-	-	-	-	-	-
E13	49	16	\$221,594	\$208,000	32.7	99	E13	-	-	-	-	-	-
E14	31	7	\$209,786	\$226,000	22.6	98	E14	3	1	\$206,000	\$206,000	33.3	98
E15	40	11	\$188,264	\$198,000	27.5	99	E15	-	-	-	-	-	-
E16	57	22	\$134,268	\$126,250	38.6	97	E16	-	-	-	-	-	-
E17	10	7	\$183,643	\$165,000	70.0	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	3	-	-	-	-	-	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	18	16	\$441,403	\$437,500	88.9	100
E02	1	2	\$272,250	\$272,250	200.0	98	E02	20	2	\$573,000	\$573,000	10.0	100
E03	2	-	-	-	-	-	E03	7	5	\$382,700	\$336,000	71.4	100
E04	2	-	-	-	-	-	E04	7	1	\$343,000	\$343,000	14.3	99
E05	-	-	-	-	-	-	E05	8	1	\$281,000	\$281,000	12.5	112
E06	-	-	-	-	-	-	E06	3	2	\$307,500	\$307,500	66.7	97
E07	-	-	-	-	-	-	E07	8	2	\$273,900	\$273,900	25.0	96
E08	-	-	-	-	-	-	E08	13	4	\$296,500	\$293,000	30.8	98
E09	1	-	-	-	-	-	E09	2	-	-	-	-	-
E10	-	-	-	-	-	-	E10	4	6	\$317,640	\$319,425	150.0	98
E11	1	-	-	-	-	-	E11	46	17	\$284,735	\$290,000	37.0	97
E12	-	-	-	-	-	-	E12	5	1	\$535,000	\$535,000	20.0	91
E13	-	-	-	-	-	-	E13	32	15	\$252,227	\$253,000	46.9	97
E14	-	-	-	-	-	-	E14	53	22	\$261,208	\$265,500	41.5	98
E15	-	-	-	-	-	-	E15	51	19	\$242,226	\$245,000	37.3	98
E16	-	-	-	-	-	-	E16	30	11	\$192,818	\$200,000	36.7	96
E17	-	-	-	-	-	-	E17	38	9	\$197,422	\$200,000	23.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	4	\$238,894	\$238,000	200.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: June 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	137	112	70	\$35,267,761	\$503,825	\$449,000	21	101
W02	160	130	91	\$46,232,574	\$508,050	\$452,000	19	99
W03	244	142	78	\$22,938,222	\$294,080	\$288,250	31	99
W04	268	139	67	\$19,470,200	\$290,600	\$281,000	29	97
W05	636	243	109	\$31,788,250	\$291,635	\$320,000	45	96
W06	328	192	114	\$40,662,455	\$356,688	\$335,000	27	98
W07	151	114	76	\$37,512,321	\$493,583	\$457,450	24	99
W08	358	247	136	\$83,825,324	\$616,363	\$473,000	27	97
W09	206	102	51	\$16,534,600	\$324,208	\$331,000	40	97
W10	514	228	110	\$28,765,961	\$261,509	\$281,450	40	96
W12	310	156	87	\$39,295,885	\$451,677	\$394,000	34	97
W13	280	165	94	\$50,750,521	\$539,899	\$379,500	53	98
W14	136	108	56	\$17,889,099	\$319,448	\$303,000	28	97
W15	661	359	189	\$46,524,257	\$246,160	\$230,000	31	97
W16	236	169	88	\$30,872,650	\$350,826	\$347,000	23	97
W17	1	-	-	-	-	-	-	-
W18	157	78	45	\$11,374,000	\$252,756	\$268,500	33	97
W19	670	445	239	\$86,769,111	\$363,051	\$357,000	27	98
W20	729	545	314	\$117,558,054	\$374,389	\$352,000	31	98
W21	531	309	158	\$84,209,090	\$532,969	\$442,000	31	98
W22	308	209	119	\$40,095,900	\$336,940	\$319,000	25	99
W23	1,456	864	434	\$135,791,337	\$312,883	\$303,000	31	98
W24	1,144	661	330	\$108,027,681	\$327,357	\$318,250	33	97
W25	162	77	56	\$22,096,450	\$394,579	\$302,250	34	97
W26	34	11	5	\$3,363,000	\$672,600	\$480,000	58	94
W27	300	182	101	\$39,390,960	\$390,010	\$365,000	32	98
W28	320	163	88	\$42,403,299	\$481,856	\$419,700	38	97
W29	159	94	52	\$16,253,700	\$312,571	\$285,500	28	98
Total	10,596	6,244	3,357	\$1,255,662,662	\$374,043	\$327,500	42	98



Year-to-Date: June 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	571	331	\$163,662,040	\$494,447	\$452,000	21	102
W02	722	426	\$206,884,967	\$485,645	\$439,000	18	102
W03	862	408	\$119,724,747	\$293,443	\$292,300	33	99
W04	778	362	\$103,160,855	\$284,975	\$285,000	38	97
W05	1,552	500	\$138,668,899	\$277,338	\$296,750	47	96
W06	1,134	590	\$216,794,043	\$367,448	\$346,950	29	99
W07	600	325	\$152,962,396	\$470,654	\$442,000	23	99
W08	1,268	635	\$363,708,437	\$572,769	\$450,000	26	98
W09	571	259	\$86,000,850	\$332,050	\$333,000	37	97
W10	1,394	547	\$137,535,627	\$251,436	\$265,000	41	97
W12	986	443	\$210,088,420	\$474,240	\$393,500	29	98
W13	887	440	\$237,694,280	\$540,214	\$371,000	36	97
W14	577	315	\$99,188,549	\$314,884	\$310,000	28	97
W15	2,151	1,027	\$251,543,205	\$244,930	\$222,000	33	97
W16	880	442	\$162,410,413	\$367,444	\$332,950	25	98
W17	3	-	-	-	-	-	-
W18	463	179	\$46,150,552	\$257,824	\$270,000	35	97
W19	2,493	1,251	\$452,758,283	\$361,917	\$355,000	26	98
W20	2,984	1,564	\$576,184,598	\$368,404	\$350,000	29	98
W21	1,707	785	\$421,499,980	\$536,943	\$429,000	31	98
W22	1,120	572	\$198,217,639	\$346,534	\$324,950	25	99
W23	5,052	2,312	\$721,788,311	\$312,192	\$302,500	30	98
W24	3,879	1,685	\$545,239,005	\$323,584	\$314,000	32	97
W25	523	272	\$96,312,474	\$354,090	\$302,250	33	98
W26	66	26	\$19,270,300	\$741,165	\$653,950	59	96
W27	864	452	\$171,709,702	\$379,889	\$351,250	33	98
W28	840	394	\$193,125,679	\$490,167	\$419,700	37	97
W29	571	340	\$101,794,287	\$299,395	\$283,000	28	98
Total	35,498	16,882	\$6,194,078,538	\$366,904	\$324,000	32	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	33	22	\$775,598	\$634,000	66.7	101	W01	26	18	\$506,694	\$502,500	69.2	102	
W02	72	52	\$595,742	\$560,278	72.2	99	W02	55	23	\$416,113	\$400,000	41.8	100	
W03	135	43	\$310,784	\$300,000	31.9	97	W03	62	19	\$320,763	\$295,000	30.7	99	
W04	139	31	\$381,923	\$345,000	22.3	98	W04	19	6	\$326,250	\$336,500	31.6	97	
W05	128	36	\$396,986	\$389,000	28.1	97	W05	151	34	\$327,775	\$321,500	22.5	97	
W06	91	39	\$374,373	\$370,000	42.9	98	W06	17	9	\$414,223	\$413,000	52.9	100	
W07	72	46	\$602,331	\$527,500	63.9	99	W07	4	-	-	-	-	-	-
W08	192	81	\$835,567	\$676,500	42.2	97	W08	7	4	\$360,171	\$367,500	57.1	97	
W09	68	24	\$454,188	\$446,250	35.3	98	W09	9	3	\$330,533	\$326,800	33.3	97	
W10	150	54	\$341,304	\$323,600	36.0	97	W10	14	3	\$310,667	\$309,000	21.4	97	
W12	224	50	\$584,185	\$479,000	22.3	97	W12	16	7	\$339,501	\$330,000	43.8	96	
W13	202	44	\$846,182	\$761,250	21.8	97	W13	17	11	\$302,227	\$306,500	64.7	98	
W14	58	18	\$506,333	\$482,750	31.0	97	W14	10	3	\$344,333	\$344,000	30.0	96	
W15	51	12	\$448,067	\$444,500	23.5	98	W15	24	15	\$339,400	\$335,000	62.5	98	
W16	119	43	\$438,474	\$427,400	36.1	98	W16	29	23	\$313,359	\$315,000	79.3	97	
W17	-	-	-	-	-	-	W17-	-	-	-	-	-	-	-
W18	52	19	\$307,553	\$301,000	36.5	97	W18	57	10	\$275,650	\$276,250	17.5	97	
W19	300	85	\$483,248	\$457,500	28.3	98	W19	88	48	\$360,103	\$364,000	54.6	98	
W20	341	130	\$485,667	\$442,000	38.1	98	W20	147	74	\$342,323	\$345,000	50.3	98	
W21	375	93	\$674,530	\$536,300	24.8	97	W21	17	14	\$353,624	\$356,000	82.4	98	
W22	179	46	\$405,822	\$382,500	25.7	99	W22	47	28	\$314,743	\$312,500	59.6	98	
W23	1,024	256	\$347,716	\$340,500	25.0	98	W23	229	88	\$289,655	\$290,000	38.4	98	
W24	727	175	\$399,604	\$404,000	24.1	98	W24	169	68	\$288,605	\$292,000	40.2	96	
W25	95	23	\$567,587	\$437,000	24.2	96	W25	12	5	\$296,200	\$309,000	41.7	98	
W26	32	5	\$672,600	\$480,000	15.6	94	W26	-	-	-	-	-	-	-
W27	251	81	\$421,676	\$393,000	32.3	98	W27	8	6	\$312,517	\$312,450	75.0	99	
W28	303	73	\$516,696	\$440,000	24.1	97	W28	5	5	\$316,000	\$313,500	100.0	98	
W29	121	43	\$331,626	\$297,000	35.5	98	W29	10	5	\$227,380	\$226,000	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	51	25	\$287,004	\$268,000	49.0	101	W01	-	-	-	-	-	-	-
W02	18	6	\$324,333	\$326,250	33.3	99	W02	-	-	-	-	-	-	-
W03	30	14	\$207,857	\$210,500	46.7	105	W03	-	-	-	-	-	-	-
W04	70	22	\$153,641	\$157,500	31.4	95	W04	-	-	-	-	-	-	-
W05	202	27	\$135,311	\$135,000	13.4	94	W05	-	-	-	-	-	-	-
W06	179	57	\$327,314	\$277,000	31.8	98	W06	-	-	-	-	-	-	-
W07	56	24	\$312,779	\$258,094	42.9	98	W07	1	-	-	-	-	-	-
W08	137	40	\$273,955	\$230,000	29.2	97	W08	-	-	-	-	-	-	-
W09	113	19	\$154,053	\$124,000	16.8	97	W09	-	-	-	-	-	-	-
W10	275	41	\$166,286	\$164,000	14.9	94	W10	1	-	-	-	-	-	-
W12	44	22	\$224,598	\$209,000	50.0	97	W12	-	-	-	-	-	-	-
W13	14	7	\$164,714	\$149,000	50.0	97	W13	-	-	-	-	-	-	-
W14	28	15	\$209,727	\$206,000	53.6	96	W14	-	-	-	-	-	-	-
W15	486	126	\$213,227	\$211,000	25.9	97	W15	-	-	-	-	-	-	-
W16	27	10	\$175,750	\$174,000	37.0	97	W16	3	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	25	4	\$132,750	\$128,000	16.0	97	W18	-	-	-	-	-	-	-
W19	124	41	\$209,395	\$192,000	33.1	98	W19	5	4	\$374,250	\$378,500	80.0	98	
W20	50	20	\$197,263	\$195,625	40.0	97	W20	10	2	\$353,500	\$353,500	20.0	96	
W21	32	12	\$212,583	\$204,500	37.5	97	W21	2	3	\$341,800	\$347,500	150.0	99	
W22	3	-	-	-	-	-	W22	1	2	\$315,250	\$315,250	200.0	99	
W23	30	16	\$213,525	\$215,250	53.3	97	W23	2	2	\$259,000	\$259,000	100.0	98	
W24	99	33	\$166,661	\$155,000	33.3	97	W24	1	-	-	-	-	-	-
W25	19	4	\$214,000	\$217,750	21.1	97	W25	1	3	\$308,333	\$320,000	300.0	98	
W26	1	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	9	1	\$111,900	\$111,900	11.1	102	W27	1	-	-	-	-	-	-
W28	-	-	-	-	-	-	W28	2	1	\$325,000	\$325,000	50.0	99	
W29	14	2	\$187,500	\$187,500	14.3	99	W29	-	1	\$247,000	\$247,000	-	99	

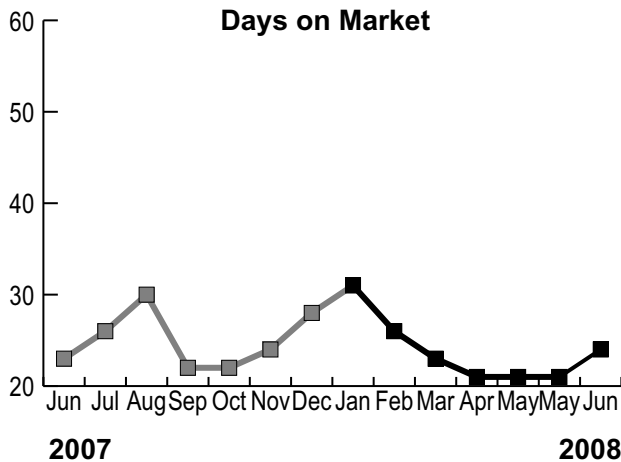
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	13	3	\$366,667	\$328,000	23.1	97	W01	-	-	-	-	-	-
W02	2	4	\$279,100	\$280,750	200.0	100	W02	-	-	-	-	-	-
W03	12	1	\$332,000	\$332,000	8.3	98	W03	-	-	-	-	-	-
W04	30	4	\$245,750	\$222,000	13.3	97	W04	-	-	-	-	-	-
W05	141	11	\$237,182	\$212,000	7.8	95	W05	-	-	-	-	-	-
W06	7	6	\$372,000	\$362,500	85.7	98	W06	-	-	-	-	-	-
W07	3	2	\$317,500	\$317,500	66.7	98	W07	-	-	-	-	-	-
W08	16	7	\$262,929	\$253,000	43.8	97	W08	-	-	-	-	-	-
W09	13	4	\$317,625	\$323,250	30.8	98	W09	-	-	-	-	-	-
W10	67	9	\$188,089	\$169,000	13.4	97	W10	-	-	-	-	-	-
W12	24	7	\$343,857	\$312,500	29.2	97	W12	1	-	-	-	-	-
W13	43	29	\$240,655	\$214,000	67.4	98	W13	-	1	\$975,000	\$975,000	-	100
W14	39	18	\$214,622	\$171,500	46.2	97	W14	-	-	-	-	-	-
W15	97	35	\$255,080	\$255,000	36.1	98	W15	-	-	-	-	-	-
W16	57	11	\$248,773	\$258,500	19.3	96	W16	-	-	-	-	-	-
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	20	11	\$179,364	\$189,000	55.0	96	W18	-	-	-	-	-	-
W19	120	50	\$293,810	\$288,750	41.7	98	W19	-	-	-	-	-	-
W20	129	66	\$258,527	\$255,000	51.2	98	W20	-	-	-	-	-	-
W21	36	10	\$300,190	\$275,950	27.8	97	W21	-	1	\$282,000	\$282,000	-	99
W22	9	7	\$222,986	\$215,500	77.8	99	W22	-	-	-	-	-	-
W23	81	29	\$220,045	\$226,000	35.8	98	W23	-	-	-	-	-	-
W24	93	29	\$206,638	\$196,500	31.2	97	W24	3	1	\$462,000	\$462,000	33.3	96
W25	19	7	\$241,536	\$243,750	36.8	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	21	8	\$223,650	\$220,000	38.1	99	W27	-	-	-	-	-	-
W28	1	3	\$253,500	\$254,000	300.0	97	W28	-	-	-	-	-	-
W29	8	-	-	-	-	-	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	2	-	-	-	-	-	W01	12	2	\$404,500	\$404,500	16.7	109
W02	3	-	-	-	-	-	W02	10	6	\$436,833	\$434,000	60.0	101
W03	-	-	-	-	-	-	W03	5	1	\$238,000	\$238,000	20.0	89
W04	-	-	-	-	-	-	W04	10	4	\$327,500	\$321,500	40.0	98
W05	10	1	\$90,000	\$90,000	10.0	90	W05	4	-	-	-	-	-
W06	6	-	-	-	-	-	W06	28	3	\$481,667	\$470,000	10.7	98
W07	1	1	\$167,000	\$167,000	100.0	104	W07	14	3	\$498,800	\$527,000	21.4	98
W08	1	-	-	-	-	-	W08	5	4	\$476,250	\$485,000	80.0	100
W09	3	-	-	-	-	-	W09	-	1	\$445,000	\$445,000	-	95
W10	2	-	-	-	-	-	W10	5	3	\$297,667	\$318,000	60.0	96
W12	-	-	-	-	-	-	W12	1	1	\$362,000	\$362,000	100.0	99
W13	-	-	-	-	-	-	W13	4	2	\$543,500	\$543,500	50.0	96
W14	-	-	-	-	-	-	W14	1	2	\$366,500	\$366,500	200.0	99
W15	2	1	\$262,000	\$262,000	50.0	95	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	1	\$317,000	\$317,000	100.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	3	1	\$270,000	\$270,000	33.3	98
W19	-	-	-	-	-	-	W19	33	11	\$330,491	\$330,000	33.3	98
W20	-	-	-	-	-	-	W20	52	22	\$335,200	\$331,450	42.3	98
W21	-	-	-	-	-	-	W21	69	25	\$386,672	\$321,500	36.2	98
W22	-	-	-	-	-	-	W22	69	36	\$289,553	\$285,950	52.2	99
W23	-	-	-	-	-	-	W23	90	43	\$255,135	\$262,000	47.8	97
W24	1	-	-	-	-	-	W24	51	24	\$271,563	\$263,500	47.1	98
W25	-	-	-	-	-	-	W25	16	14	\$292,086	\$287,000	87.5	98
W26	-	-	-	-	-	-	W26	1	-	-	-	-	-
W27	-	-	-	-	-	-	W27	10	5	\$291,800	\$285,000	50.0	98
W28	-	-	-	-	-	-	W28	9	6	\$336,500	\$322,500	66.7	98
W29	-	-	-	-	-	-	W29	6	1	\$234,900	\$234,900	16.7	100

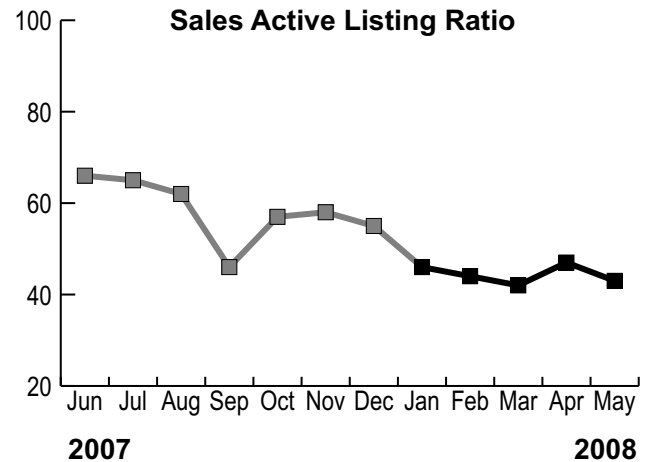
Current Month: June 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	780	590	334	\$127,576,665	\$381,966	\$318,750	22	99
C02	214	152	91	\$67,816,977	\$745,242	\$540,000	22	100
C03	178	116	59	\$45,383,500	\$769,212	\$427,500	26	99
C04	333	192	117	\$89,203,386	\$762,422	\$625,000	25	98
C06	99	68	31	\$15,660,250	\$505,169	\$525,000	29	97
C07	318	218	123	\$52,637,890	\$427,950	\$382,000	26	98
C08	280	225	156	\$57,016,749	\$365,492	\$315,000	20	99
C09	94	59	37	\$43,328,657	\$1,171,045	\$735,000	15	100
C10	175	137	78	\$52,337,250	\$670,990	\$534,500	22	99
C11	104	62	43	\$23,784,406	\$553,126	\$339,000	25	100
C12	204	99	34	\$44,068,300	\$1,296,126	\$1,126,000	27	96
C13	147	122	70	\$31,804,100	\$454,344	\$443,500	29	98
C14	480	347	186	\$71,984,250	\$387,012	\$314,500	25	99
C15	352	245	124	\$46,290,802	\$373,313	\$347,500	23	99
Total	3,758	2,632	1,483	\$768,893,182	\$518,471	\$380,000	24	99

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: June 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01		3,104	1,814	\$685,375,444	\$377,825	\$325,000	23100
C02		856	425	\$314,762,885	\$740,619	\$545,000	22101
C03		599	306	\$241,495,799	\$789,202	\$473,500	26101
C04		1,172	586	\$445,034,079	\$759,444	\$707,000	2499
C06		291	135	\$66,998,850	\$496,288	\$477,500	2998
C07		1,157	651	\$255,504,180	\$392,480	\$325,000	2798
C08		1,150	674	\$249,317,116	\$369,907	\$319,850	21101
C09		335	189	\$210,028,732	\$1,111,263	\$849,000	21100
C10		762	434	\$315,539,017	\$727,048	\$581,000	18101
C11		399	214	\$118,138,368	\$552,048	\$431,750	24101
C12		547	192	\$246,140,381	\$1,281,981	\$972,500	3098
C13		625	358	\$135,218,650	\$377,706	\$345,500	2699
C14		1,774	984	\$384,271,301	\$390,520	\$316,750	2599
C15		1,223	643	\$254,666,924	\$396,061	\$346,000	2599
Total		13,994	7,605	\$3,922,491,726	\$515,778	\$370,000	24100

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	18	4	\$584,075	\$570,000	22.2	99	C01	31	16	\$686,244	\$591,500	51.6	101
C02	55	22	\$1,137,712	\$802,500	40.0	99	C02	52	29	\$583,523	\$520,000	55.8	102
C03	110	27	\$984,441	\$682,500	24.6	99	C03	29	16	\$551,538	\$393,000	55.2	100
C04	235	78	\$966,955	\$754,200	33.2	98	C04	11	7	\$614,000	\$625,000	63.6	101
C06	69	24	\$560,156	\$552,500	34.8	98	C06	3	-	-	-	-	-
C07	155	39	\$630,561	\$570,000	25.2	98	C07	10	5	\$390,200	\$385,000	50.0	95
C08	1	1	\$2,050,000	\$2,050,000	100.0	93	C08	14	10	\$564,600	\$555,000	71.4	101
C09	40	14	\$2,086,904	\$1,641,000	35.0	97	C09	5	-	-	-	-	-
C10	77	25	\$1,141,640	\$900,000	32.5	99	C10	33	17	\$552,103	\$540,000	51.5	98
C11	29	16	\$1,077,969	\$932,500	55.2	103	C11	3	4	\$498,525	\$447,000	133.3	102
C12	161	26	\$1,506,977	\$1,319,000	16.2	97	C12	1	-	-	-	-	-
C13	35	29	\$614,524	\$555,000	82.9	98	C13	20	6	\$379,367	\$367,450	30.0	100
C14	171	34	\$732,512	\$646,950	19.9	97	C14	-	2	\$425,000	\$425,000	-	94
C15	141	30	\$592,383	\$536,000	21.3	99	C15	46	17	\$385,428	\$366,888	37.0	99

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	627	276	\$360,010	\$307,570	44.0	99	C01	-	-	-	-	-	-
C02	83	27	\$668,339	\$485,000	32.5	99	C02	-	-	-	-	-	-
C03	26	10	\$552,700	\$435,000	38.5	99	C03	-	-	-	-	-	-
C04	61	21	\$312,190	\$268,000	34.4	98	C04	-	-	-	-	-	-
C06	25	7	\$316,643	\$290,000	28.0	96	C06	-	-	-	-	-	-
C07	120	70	\$309,811	\$294,000	58.3	99	C07	-	-	-	-	-	-
C08	222	126	\$322,003	\$303,500	56.8	100	C08	-	-	-	-	-	-
C09	33	19	\$637,263	\$495,000	57.6	102	C09	-	-	-	-	-	-
C10	52	31	\$368,823	\$365,000	59.6	98	C10	-	-	-	-	-	-
C11	53	17	\$181,882	\$194,000	32.1	97	C11	-	-	-	-	-	-
C12	25	7	\$615,271	\$396,900	28.0	95	C12	-	-	-	-	-	-
C13	84	27	\$308,007	\$279,000	32.1	97	C13	-	-	-	-	-	-
C14	262	135	\$296,604	\$280,000	51.5	99	C14	-	-	-	-	-	-
C15	108	53	\$263,016	\$256,000	49.1	98	C15	2	5	\$380,940	\$376,500	250.0	99

Condo Townhouse

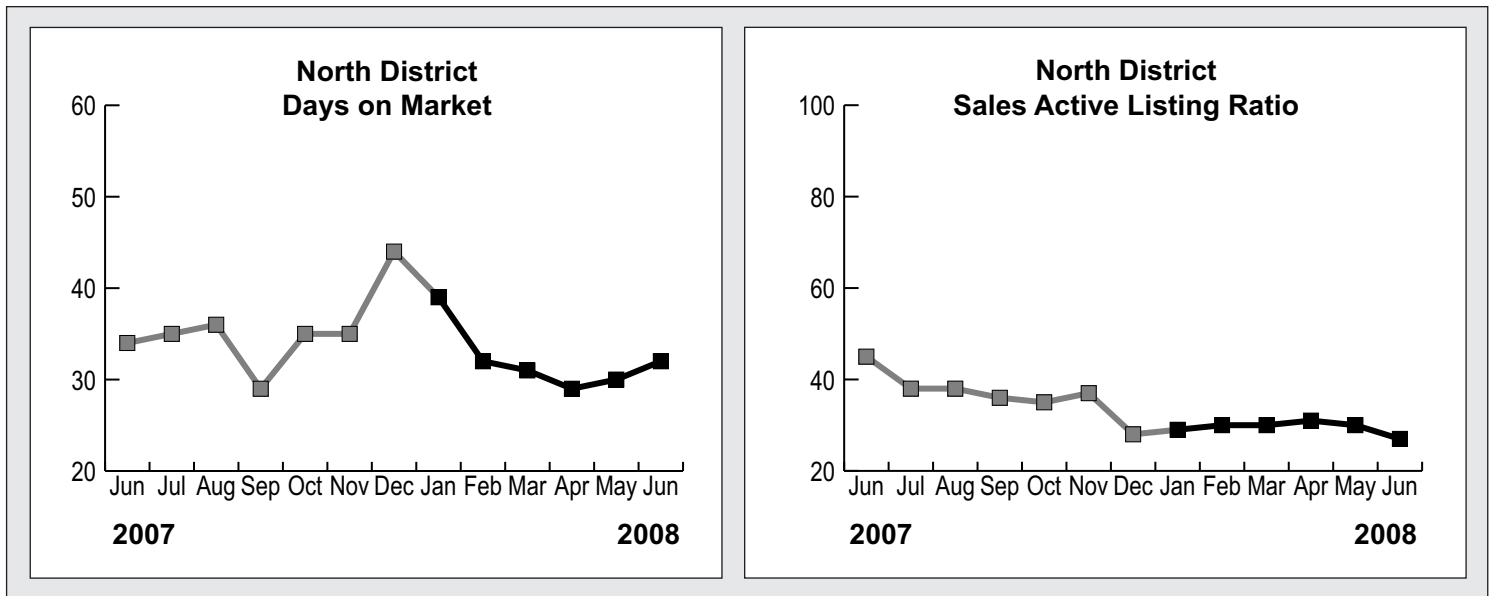
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	69	30	\$344,957	\$333,500	43.5	100	C01	-	-	-	-	-	-
C02	7	9	\$482,556	\$369,000	128.6	98	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	6	5	\$262,100	\$274,000	83.3	98	C04	-	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	24	6	\$462,379	\$353,500	25.0	98	C07	-	-	-	-	-	-
C08	18	5	\$413,300	\$440,000	27.8	98	C08	-	-	-	-	-	-
C09	7	1	\$740,000	\$740,000	14.3	99	C09	-	-	-	-	-	-
C10	11	3	\$525,667	\$565,000	27.3	98	C10	-	-	-	-	-	-
C11	14	6	\$241,800	\$228,900	42.9	97	C11	-	-	-	-	-	-
C12	17	1	\$580,000	\$580,000	5.9	97	C12	-	-	-	-	-	-
C13	3	1	\$390,000	\$390,000	33.3	109	C13	-	-	-	-	-	-
C14	32	12	\$427,292	\$388,500	37.5	98	C14	-	-	-	-	-	-
C15	54	19	\$322,236	\$305,500	35.2	98	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	33	8	\$568,625	\$478,000	24.2	103
C02	3	-	-	-	-	-	C02	14	4	\$869,250	\$838,500	28.6	98
C03	5	5	\$225,400	\$195,000	100.0	97	C03	7	1	\$3,325,000	\$3,325,000	14.3	95
C04	14	3	\$209,967	\$187,000	21.4	104	C04	6	3	\$328,833	\$282,000	50.0	96
C06	-	-	-	-	-	-	C06	2	-	-	-	-	-
C07	1	-	-	-	-	-	C07	8	3	\$544,667	\$549,000	37.5	98
C08	1	2	\$147,000	\$147,000	200.0	97	C08	24	12	\$532,325	\$477,500	50.0	97
C09	7	2	\$272,000	\$272,000	28.6	100	C09	2	1	\$720,000	\$720,000	50.0	95
C10	2	-	-	-	-	-	C10	-	2	\$700,000	\$700,000	-	98
C11	-	-	-	-	-	-	C11	5	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	1	\$165,000	\$165,000	-	98	C13	5	6	\$472,583	\$472,500	120.0	98
C14	4	2	\$194,875	\$194,875	50.0	100	C14	11	1	\$670,000	\$670,000	9.1	96
C15	-	-	-	-	-	-	C15	1	-	-	-	-	-

North District

Current Month: June 2008									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	209	107	68	\$30,522,650	\$448,863	\$406,500	25	98	
N02	268	188	109	\$50,259,800	\$461,099	\$415,000	33	98	
N03	628	410	225	\$104,688,724	\$465,283	\$394,000	27	98	
N04	392	248	109	\$51,912,288	\$476,260	\$462,000	24	98	
N05	277	151	60	\$29,866,639	\$497,777	\$495,000	35	97	
N06	312	144	70	\$31,371,500	\$448,164	\$388,000	28	98	
N07	368	216	131	\$47,643,927	\$363,694	\$329,900	28	98	
N08	740	389	215	\$101,328,455	\$471,295	\$418,000	31	97	
N10	298	180	75	\$30,927,540	\$412,367	\$399,000	30	98	
N11	797	562	262	\$118,717,467	\$453,120	\$410,500	24	98	
N12	140	65	33	\$13,989,500	\$423,924	\$367,000	36	97	
N13	106	26	8	\$5,127,000	\$640,875	\$501,250	78	97	
N14	147	45	25	\$17,413,500	\$696,540	\$570,000	54	96	
N15	110	47	23	\$10,257,400	\$445,974	\$360,000	43	96	
N16	212	74	27	\$11,387,500	\$421,759	\$384,000	39	97	
N17	389	152	67	\$17,483,300	\$260,945	\$255,000	47	98	
N18	162	79	47	\$15,273,300	\$324,964	\$315,000	45	98	
N19	221	96	53	\$14,943,700	\$281,957	\$270,000	31	98	
N20	48	16	4	\$2,687,124	\$671,781	\$604,937	110	95	
N21	38	8	10	\$3,475,000	\$347,500	\$345,000	111	97	
N22	87	41	23	\$5,817,190	\$252,921	\$239,000	40	98	
N23	229	87	38	\$11,410,500	\$300,276	\$262,250	56	97	
N24	115	31	15	\$4,051,300	\$270,087	\$176,500	44	98	
Total	6,293	3,362	1,697	\$730,555,304	\$430,498	\$384,000	32	98	



Year-to-Date: June 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	712	341	\$165,049,596	\$484,016	\$425,000	31	98
N02	1,028	543	\$235,754,214	\$434,170	\$380,500	30	98
N03	2,220	1,131	\$491,118,819	\$434,234	\$385,000	26	98
N04	1,296	577	\$276,880,968	\$479,863	\$457,000	26	98
N05	956	405	\$199,444,003	\$492,454	\$481,000	31	98
N06	902	422	\$186,017,132	\$440,799	\$383,563	30	98
N07	1,261	660	\$231,648,883	\$350,983	\$329,900	30	98
N08	2,516	1,111	\$518,756,232	\$466,927	\$419,000	28	97
N10	937	416	\$175,676,626	\$422,300	\$406,000	25	98
N11	2,664	1,262	\$576,368,962	\$456,711	\$415,000	25	98
N12	436	184	\$80,344,329	\$436,654	\$386,500	36	97
N13	184	50	\$33,904,740	\$678,095	\$616,000	74	96
N14	304	93	\$67,190,700	\$722,481	\$570,000	54	96
N15	262	114	\$48,355,244	\$424,169	\$370,250	39	97
N16	456	149	\$57,918,399	\$388,714	\$351,000	43	97
N17	951	399	\$105,910,507	\$265,440	\$251,000	42	97
N18	439	207	\$64,927,290	\$313,658	\$289,500	40	98
N19	499	235	\$69,848,033	\$297,226	\$264,000	49	98
N20	84	34	\$17,031,624	\$500,930	\$473,437	91	97
N21	77	49	\$17,147,000	\$349,939	\$345,000	68	98
N22	237	125	\$32,088,164	\$256,705	\$243,000	41	98
N23	495	192	\$50,815,538	\$264,664	\$245,000	50	97
N24	219	80	\$18,654,230	\$233,178	\$193,750	48	97
Total	19,135	8,779	\$3,720,851,233	\$423,835	\$380,000	32	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	133	25	\$646,340	\$576,500	18.8	97	N01	2	4	\$398,875	\$395,250	200.0	98
N02	136	54	\$605,537	\$496,000	39.7	98	N02	-	1	\$353,000	\$353,000	-	95
N03	311	93	\$696,103	\$626,000	29.9	98	N03	20	14	\$426,429	\$412,500	70.0	98
N04	284	68	\$551,124	\$520,950	23.9	98	N04	36	10	\$351,150	\$333,750	27.8	100
N05	222	44	\$551,458	\$532,500	19.8	97	N05	16	3	\$390,333	\$387,000	18.8	98
N06	220	44	\$527,714	\$431,250	20.0	98	N06	20	6	\$322,850	\$321,000	30.0	98
N07	224	80	\$423,174	\$379,000	35.7	98	N07	45	23	\$286,540	\$290,000	51.1	98
N08	510	126	\$556,196	\$480,000	24.7	97	N08	82	40	\$377,830	\$379,000	48.8	98
N10	174	39	\$470,307	\$459,000	22.4	98	N10	10	4	\$337,250	\$332,000	40.0	96
N11	531	144	\$539,678	\$515,500	27.1	98	N11	63	35	\$359,117	\$354,000	55.6	98
N12	123	24	\$472,375	\$410,500	19.5	97	N12	8	4	\$323,500	\$318,000	50.0	99
N13	103	8	\$640,875	\$501,250	7.8	97	N13	-	-	-	-	-	-
N14	147	25	\$696,540	\$570,000	17.0	96	N14	-	-	-	-	-	-
N15	104	21	\$463,900	\$368,000	20.2	96	N15	-	-	-	-	-	-
N16	186	23	\$444,543	\$407,500	12.4	97	N16	-	-	-	-	-	-
N17	364	55	\$268,976	\$278,000	15.1	98	N17	1	1	\$217,000	\$217,000	100.0	96
N18	136	29	\$372,583	\$367,500	21.3	98	N18	6	-	-	-	-	-
N19	148	36	\$287,883	\$272,000	24.3	98	N19	8	1	\$235,000	\$235,000	12.5	100
N20	48	4	\$671,781	\$604,937	8.3	95	N20	-	-	-	-	-	-
N21	38	10	\$347,500	\$345,000	26.3	97	N21	-	-	-	-	-	-
N22	81	16	\$267,724	\$258,500	19.8	98	N22	-	-	-	-	-	-
N23	219	35	\$308,471	\$263,000	16.0	97	N23	-	-	-	-	-	-
N24	108	13	\$288,485	\$208,900	12.0	98	N24	3	-	-	-	-	-

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	21	15	\$299,533	\$315,000	71.4	96	N01	11	6	\$430,917	\$423,000	54.6	100
N02	96	36	\$292,653	\$274,000	37.5	98	N02	5	3	\$362,667	\$360,000	60.0	100
N03	157	70	\$240,943	\$238,000	44.6	97	N03	13	2	\$345,750	\$345,750	15.4	101
N04	21	6	\$217,583	\$193,500	28.6	97	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	9	1	\$340,000	\$340,000	11.1	97
N06	3	5	\$289,300	\$236,000	166.7	96	N06	1	-	-	-	-	-
N07	22	7	\$222,286	\$217,000	31.8	99	N07	3	1	\$275,000	\$275,000	33.3	98
N08	66	7	\$278,031	\$270,000	10.6	96	N08	2	-	-	-	-	-
N10	21	3	\$232,333	\$230,000	14.3	97	N10	77	27	\$368,946	\$363,000	35.1	98
N11	46	15	\$324,820	\$329,000	32.6	99	N11	20	7	\$374,627	\$385,000	35.0	98
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	9	1	\$257,000	\$257,000	11.1	99	N16	3	1	\$292,000	\$292,000	33.3	99
N17	1	1	\$155,000	\$155,000	100.0	95	N17	-	-	-	-	-	-
N18	2	2	\$185,250	\$185,250	100.0	98	N18	15	13	\$265,915	\$266,000	86.7	98
N19	12	2	\$176,000	\$176,000	16.7	99	N19	7	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	6	\$221,017	\$221,000	200.0	98
N23	-	-	-	-	-	-	N23	1	1	\$259,500	\$259,500	100.0	96
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	39	15	\$311,477	\$305,000	38.5	100	N01	-	-	-	-	-	-
N02	26	9	\$330,378	\$320,500	34.6	97	N02	1	-	-	-	-	-
N03	49	20	\$306,715	\$293,500	40.8	98	N03	-	-	-	-	-	-
N04	11	2	\$300,000	\$300,000	18.2	97	N04	-	-	-	-	-	-
N05	2	1	\$310,000	\$310,000	50.0	97	N05	-	-	-	-	-	-
N06	29	6	\$326,750	\$260,000	20.7	97	N06	-	-	-	-	-	-
N07	28	10	\$242,480	\$240,000	35.7	99	N07	-	-	-	-	-	-
N08	6	4	\$290,625	\$291,250	66.7	96	N08	1	-	-	-	-	-
N10	7	2	\$289,000	\$289,000	28.6	99	N10	-	-	-	-	-	-
N11	47	13	\$316,408	\$320,000	27.7	99	N11	2	1	\$522,500	\$522,500	50.0	99
N12	2	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	3	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	5	1	\$289,000	\$289,000	20.0	96	N16	-	-	-	-	-	-
N17	3	1	\$184,900	\$184,900	33.3	100	N17	1	-	-	-	-	-
N18	2	2	\$202,500	\$202,500	100.0	98	N18	-	-	-	-	-	-
N19	4	2	\$167,250	\$167,250	50.0	99	N19	26	6	\$401,733	\$374,000	23.1	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	4	2	\$150,500	\$150,500	50.0	95	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	1	-	-	-	-	-	N01	2	3	\$339,333	\$338,000	150.0	98
N02	-	-	-	-	-	-	N02	4	6	\$435,150	\$431,950	150.0	99
N03	-	-	-	-	-	-	N03	78	26	\$395,744	\$400,500	33.3	98
N04	-	-	-	-	-	-	N04	39	23	\$392,126	\$377,000	59.0	98
N05	-	-	-	-	-	-	N05	28	11	\$343,773	\$342,000	39.3	98
N06	-	-	-	-	-	-	N06	39	9	\$312,000	\$315,000	23.1	99
N07	-	-	-	-	-	-	N07	46	10	\$294,380	\$289,750	21.7	99
N08	-	-	-	-	-	-	N08	73	38	\$342,787	\$345,000	52.1	98
N10	-	-	-	-	-	-	N10	9	-	-	-	-	-
N11	-	-	-	-	-	-	N11	88	47	\$346,899	\$335,750	53.4	99
N12	-	-	-	-	-	-	N12	6	5	\$271,700	\$267,000	83.3	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	6	2	\$257,750	\$257,750	33.3	99
N16	6	-	-	-	-	-	N16	3	1	\$325,000	\$325,000	33.3	99
N17	-	-	-	-	-	-	N17	19	9	\$236,967	\$234,700	47.4	98
N18	-	-	-	-	-	-	N18	1	1	\$236,000	\$236,000	100.0	98
N19	-	-	-	-	-	-	N19	16	6	\$208,000	\$215,500	37.5	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	1	\$207,500	\$207,500	33.3	99
N23	-	-	-	-	-	-	N23	9	2	\$177,250	\$177,250	22.2	97
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	16,069	26,697	N/A	8,600	\$3,404,451,277	\$395,866	\$335,250	34	98
Year	N/A	N/A	89,792	43,685	\$17,039,528,394	\$390,054	\$330,000	30	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1974	17,318	52,806	2007		
1975	22,020	57,581	January	5,173	\$353,724
1976	19,025	61,389	February	6,772	\$368,687
1977	20,512	64,559	March	8,518	\$365,285
1978	21,184	67,333	April	9,452	\$379,025
1979	23,466	70,830	May	11,146	\$382,787
1980	26,017	75,694	June	10,451	\$381,963
1981	29,625	90,203	July	8,912	\$366,012
1982	25,336	95,496	August	8,059	\$361,890
1983	30,046	101,626	September	6,866	\$380,132
1984	31,905	102,318	October	7,915	\$394,646
1985	45,509	109,094	November	7,313	\$393,747
1986	52,919	138,925	December	4,646	\$394,931
1987	43,475	189,105	Total**	93,193	\$376,236
1988	49,381	229,635	2008		
1989	38,960	273,698	January	5,075	\$374,449
1990	26,779	255,020	February	6,015	\$382,048
1991	38,144	234,313	March	6,631	\$380,338
1992	41,703	214,971	April	8,762	\$398,687
1993	38,990	206,490	May	9,411	\$398,148
1994	44,237	208,921	June	8,600	\$395,866
1995	39,273	203,028	Year-to-Date**	43,685	\$390,839
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			

* 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

