

## October 2010

### October Price Growth Reflects Healthy Housing Market Conditions

**TORONTO - November 3, 2010**

Greater Toronto REALTORS® reported 6,681 sales through the Multiple Listing Service® (MLS®) in October 2010. This represented a 21 per cent decrease compared to the 8,476 sales recorded in October 2009. Through the first ten months of the year, sales amounted to 75,582 – up one per cent compared to the January through October period in 2009.

"The annual change in sales and average selling prices has been quite uniform across the GTA and by property type as the market has balanced out from record levels of sales in the second half of 2009 and first few months of 2010," said Toronto Real Estate Board (TREB) President Bill Johnston.

"The composition of GTA home sales does differ depending on location. Condominium apartments accounted for 42 per cent of total sales in the City of Toronto and almost 60 per cent of sales in TREB's central districts," Johnston continued. "In regions surrounding the City of Toronto, in contrast, low rise home types accounted for almost 90 per cent of transactions."

The average price for October transactions was \$443,729 – up five per cent compared

to the average of \$423,559 reported in October 2009. The average selling price through the first nine months of the year was \$430,802.

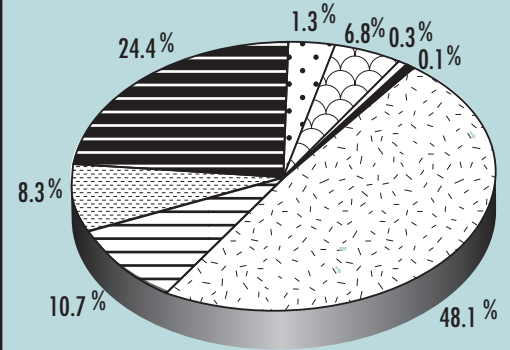
"The average selling price in the GTA has continued to grow relative to 2009 because home ownership has remained affordable," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis. "A household earning the average income in the GTA can comfortably afford the mortgage payments associated with the purchase of an average priced home."

"The outlook for mortgage rates and income growth over the next year is favorable. The average home selling price could increase moderately next year and remain affordable for the average GTA household," continued Mercer.

### Median Price

In October, the median price was \$366,000, from the \$357,000 recorded during October of 2009.

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



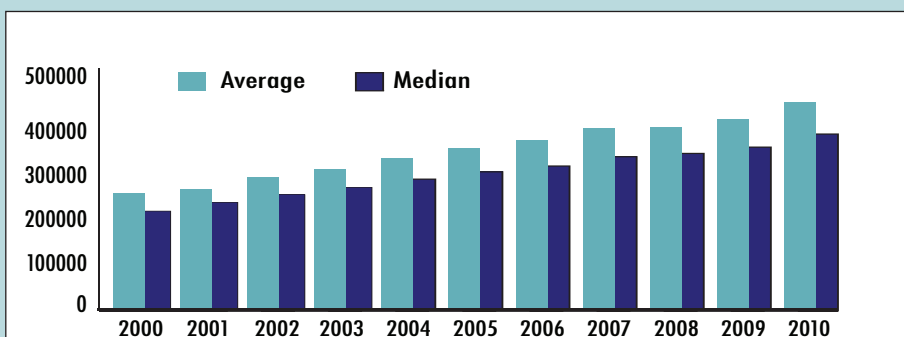
Dwelling Type	Sales	%	Median
Detached	3,211	97	\$460,000
Semi-Detached	718	99	\$368,250
Condo Townhouse	557	97	\$265,500
Condo Apt	1,632	97	\$280,000
Link	84	98	\$346,750
Att/Row/Twnhouse	453	98	\$342,000
Co-op Apt	17	98	\$233,000
Det Condo	9	98	\$270,000

### Housing Market Indicators

	Oct. 2009	Oct. 2010	%Change
Sales	8,476	6,681	(-21%)
New Listings	11,532	10,582	(-8%)
Active Listings*	14,771	18,305	(24%)
Days on Market	26	31	(19%)

\* All figures for single-family dwellings.

### Annual Average and Median Price



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**Price Category Breakdown - October 2010**

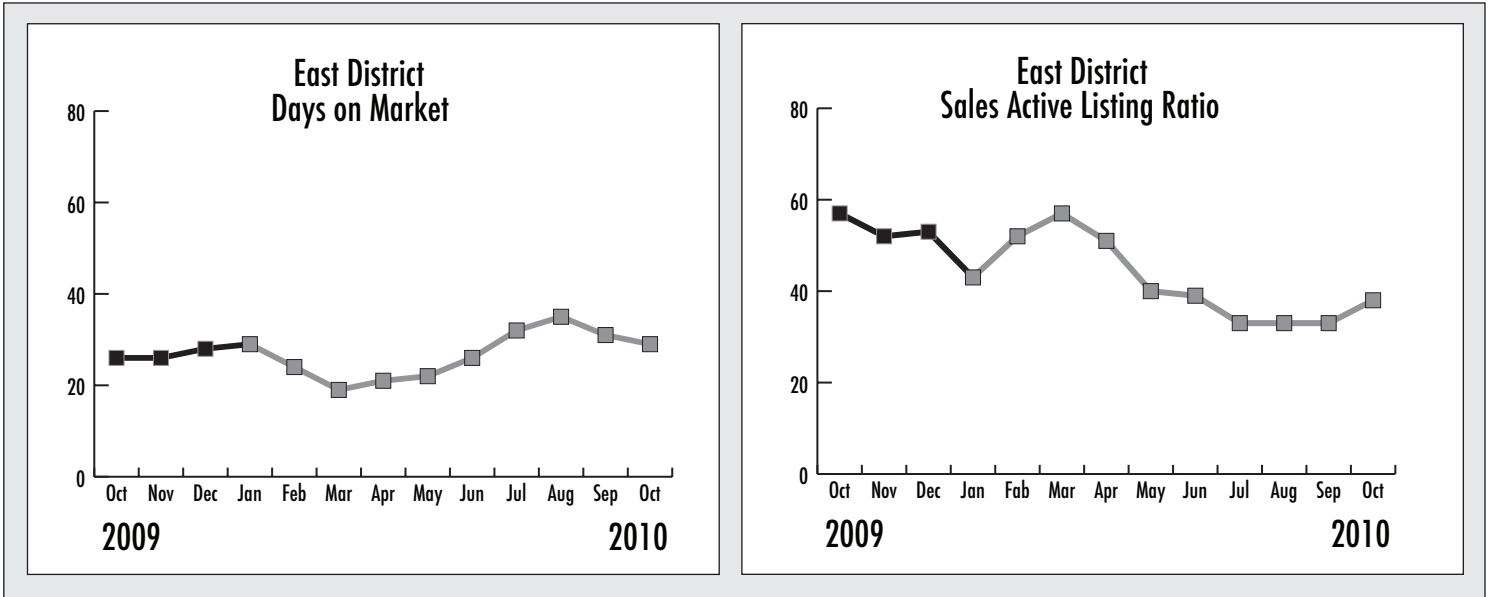
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	32	0.5	22	1.3	7	1.3
\$90,001 - \$100,000	8	0.1	4	0.2	-	-
\$100,001 - \$110,000	20	0.3	13	0.8	5	0.9
\$110,001 - \$120,000	21	0.3	15	0.9	3	0.5
\$120,001 - \$130,000	21	0.3	18	1.1	1	0.2
\$130,001 - \$140,000	36	0.5	24	1.5	5	0.9
\$140,001 - \$150,000	38	0.6	28	1.7	4	0.7
\$150,001 - \$160,000	53	0.8	30	1.8	9	1.6
\$160,001 - \$170,000	62	0.9	38	2.3	11	2.0
\$170,001 - \$180,000	83	1.2	43	2.6	17	3.1
\$180,001 - \$190,000	91	1.4	52	3.2	13	2.3
\$190,001 - \$200,000	102	1.5	59	3.6	12	2.2
\$200,001 - \$225,000	256	3.8	123	7.5	51	9.2
\$225,001 - \$250,000	396	5.9	166	10.2	103	18.5
\$250,001 - \$300,000	863	12.9	308	18.9	107	19.2
\$300,001 - \$400,000	1,827	27.3	413	25.3	143	25.7
\$400,001 - \$500,000	1,073	16.1	145	8.9	33	5.9
\$500,001 - \$750,000	1,135	17.0	95	5.8	26	4.7
\$750,001 - \$1,000,000	286	4.3	17	1.0	3	0.5
\$1,000,001 - \$1,500,000	177	2.6	11	0.7	4	0.7
\$1,500,001 -	101	1.5	8	0.5	-	-
<b>Total:</b>	<b>6,681</b>	<b>100</b>	<b>1,632</b>	<b>100</b>	<b>557</b>	<b>100</b>

## Current Month: October 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	133	116	84	\$43,045,660	\$512,448	\$470,000	17	101
E02	131	111	68	\$43,076,351	\$633,476	\$540,450	15	99
E03	260	199	97	\$37,906,090	\$390,784	\$398,000	21	99
E04	188	105	74	\$20,134,213	\$272,084	\$310,500	29	97
E05	157	101	78	\$27,306,098	\$350,078	\$313,750	36	97
E06	119	97	47	\$17,199,025	\$365,937	\$349,500	28	98
E07	153	94	71	\$23,789,400	\$335,062	\$315,000	26	98
E08	217	136	73	\$23,298,185	\$319,153	\$312,600	29	97
E09	255	151	84	\$22,196,526	\$264,244	\$265,500	35	97
E10	74	61	47	\$17,084,288	\$363,495	\$360,000	19	99
E11	215	103	60	\$16,090,200	\$268,170	\$257,000	40	97
E12	39	30	25	\$8,825,400	\$353,016	\$315,500	30	99
E13	182	103	66	\$23,743,435	\$359,749	\$356,400	29	98
E14	285	175	107	\$35,600,000	\$332,710	\$306,000	28	98
E15	250	178	136	\$44,734,250	\$328,928	\$311,000	27	98
E16	600	333	183	\$42,645,950	\$233,038	\$220,000	31	97
E17	239	135	99	\$25,720,488	\$259,803	\$244,500	36	98
E18	21	4	1	\$1,900,000	\$1,900,000	\$1,900,000	108	89
E19	73	38	22	\$8,645,900	\$392,995	\$372,950	23	98
E20	115	41	29	\$9,377,500	\$323,362	\$318,000	48	93
E21	144	51	20	\$6,920,000	\$346,000	\$340,500	58	96
<b>TOTAL</b>	<b>3,850</b>	<b>2,362</b>	<b>1,471</b>	<b>\$499,238,959</b>	<b>\$339,387</b>	<b>\$311,000</b>	<b>29</b>	<b>98</b>

## Year-to-Date: October 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,437	796	\$386,560,526	\$485,629	\$460,000	16	102
E02	1,286	728	\$441,712,368	\$606,748	\$535,949	15	101
E03	2,067	1,071	\$440,623,646	\$411,413	\$401,000	19	100
E04	1,511	781	\$227,496,617	\$291,289	\$310,000	26	98
E05	1,580	912	\$313,764,632	\$344,040	\$314,000	24	99
E06	945	492	\$197,322,719	\$401,062	\$355,625	20	100
E07	1,423	795	\$267,260,280	\$336,176	\$340,000	24	99
E08	1,478	751	\$240,002,360	\$319,577	\$325,000	27	98
E09	2,021	1,130	\$307,344,746	\$271,987	\$263,500	27	98
E10	817	491	\$196,008,838	\$399,203	\$384,000	22	99
E11	1,641	870	\$257,588,163	\$296,078	\$288,250	29	98
E12	404	212	\$70,510,183	\$332,595	\$299,450	26	98
E13	1,615	880	\$306,832,708	\$348,674	\$331,000	25	98
E14	2,662	1,540	\$511,640,259	\$332,234	\$316,000	24	98
E15	2,503	1,446	\$459,574,324	\$317,825	\$301,500	23	98
E16	4,020	2,051	\$475,132,092	\$231,659	\$223,000	32	97
E17	1,827	1,065	\$277,982,756	\$261,017	\$247,000	31	98
E18	107	36	\$21,786,900	\$605,192	\$432,450	53	95
E19	622	361	\$142,490,857	\$394,712	\$352,000	31	98
E20	565	268	\$82,478,840	\$307,757	\$283,000	51	96
E21	659	308	\$105,120,084	\$341,299	\$310,000	48	96
<b>TOTAL</b>	<b>31,190</b>	<b>16,984</b>	<b>\$5,729,233,898</b>	<b>\$337,331</b>	<b>\$311,000</b>	<b>26</b>	<b>99</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	37	12	\$716,792	\$641,500	32.4	99	E01	49	48	\$509,818	\$471,750	98.0	102
E02	58	26	\$863,562	\$752,000	44.8	98	E02	38	34	\$482,234	\$460,000	89.5	99
E03	128	44	\$439,740	\$422,570	34.4	99	E03	42	27	\$449,030	\$421,000	64.3	102
E04	77	38	\$352,400	\$348,750	49.4	98	E04	11	4	\$264,750	\$251,250	36.4	101
E05	44	28	\$516,682	\$469,250	63.6	98	E05	4	6	\$387,333	\$370,000	150.0	97
E06	94	33	\$403,113	\$389,900	35.1	98	E06	12	8	\$324,125	\$325,250	66.7	98
E07	47	27	\$469,907	\$442,500	57.5	99	E07	8	7	\$354,414	\$368,000	87.5	100
E08	101	44	\$389,222	\$349,950	43.6	98	E08	6	3	\$263,833	\$258,000	50.0	97
E09	69	28	\$346,415	\$330,000	40.6	97	E09	2	1	\$262,000	\$262,000	50.0	97
E10	51	30	\$409,107	\$397,750	58.8	100	E10	-	7	\$340,513	\$360,000	-	96
E11	60	22	\$362,086	\$317,500	36.7	97	E11	16	4	\$338,100	\$349,750	25.0	100
E12	22	17	\$386,624	\$355,000	77.3	99	E12	4	5	\$277,200	\$267,500	125.0	100
E13	113	40	\$426,033	\$403,250	35.4	97	E13	7	3	\$296,333	\$320,000	42.9	97
E14	178	70	\$368,124	\$353,200	39.3	98	E14	26	12	\$296,817	\$287,750	46.2	98
E15	175	102	\$357,789	\$336,000	58.3	98	E15	10	4	\$265,813	\$261,500	40.0	99
E16	441	127	\$258,286	\$252,000	28.8	97	E16	44	25	\$172,324	\$177,500	56.8	97
E17	167	64	\$287,167	\$275,500	38.3	97	E17	11	4	\$204,600	\$199,950	36.4	99
E18	21	1	\$1,900,000	\$1,900,000	4.8	89	E18	-	-	-	-	-	-
E19	68	17	\$426,900	\$390,000	25.0	98	E19	-	-	-	-	-	-
E20	103	25	\$345,476	\$320,000	24.3	97	E20	-	-	-	-	-	-
E21	143	20	\$346,000	\$340,500	14.0	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	19	12	\$419,408	\$416,250	63.2	97	E01	-	-	-	-	-	-
E02	15	2	\$352,450	\$352,450	13.3	99	E02	-	-	-	-	-	-
E03	72	22	\$226,443	\$179,000	30.6	96	E03	-	-	-	-	-	-
E04	73	27	\$155,704	\$128,000	37.0	96	E04	-	-	-	-	-	-
E05	82	29	\$217,145	\$204,000	35.4	97	E05	2	1	\$375,000	\$375,000	50.0	99
E06	4	6	\$217,217	\$212,650	150.0	97	E06	-	-	-	-	-	-
E07	71	24	\$200,592	\$201,500	33.8	96	E07	10	3	\$307,667	\$312,000	30.0	94
E08	93	15	\$178,867	\$165,000	16.1	96	E08	-	-	-	-	-	-
E09	149	47	\$230,051	\$238,000	31.5	97	E09	-	-	-	-	-	-
E10	7	2	\$176,000	\$176,000	28.6	96	E10	-	1	\$329,000	\$329,000	-	97
E11	87	15	\$145,533	\$151,000	17.2	96	E11	8	1	\$265,800	\$265,800	12.5	99
E12	2	-	-	-	-	-	E12	1	1	\$321,300	\$321,300	100.0	97
E13	14	3	\$203,000	\$183,000	21.4	96	E13	2	2	\$354,000	\$354,000	100.0	99
E14	12	3	\$185,667	\$185,000	25.0	97	E14	4	3	\$260,667	\$259,000	75.0	98
E15	17	5	\$225,700	\$215,000	29.4	98	E15	9	3	\$264,967	\$265,000	33.3	98
E16	20	3	\$234,333	\$285,000	15.0	97	E16	6	2	\$219,500	\$219,500	33.3	100
E17	15	5	\$168,180	\$150,000	33.3	98	E17	25	11	\$231,227	\$235,000	44.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	2	\$311,750	\$311,750	66.7	98
E20	8	-	-	-	-	-	E20	2	2	\$217,500	\$217,500	100.0	96
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

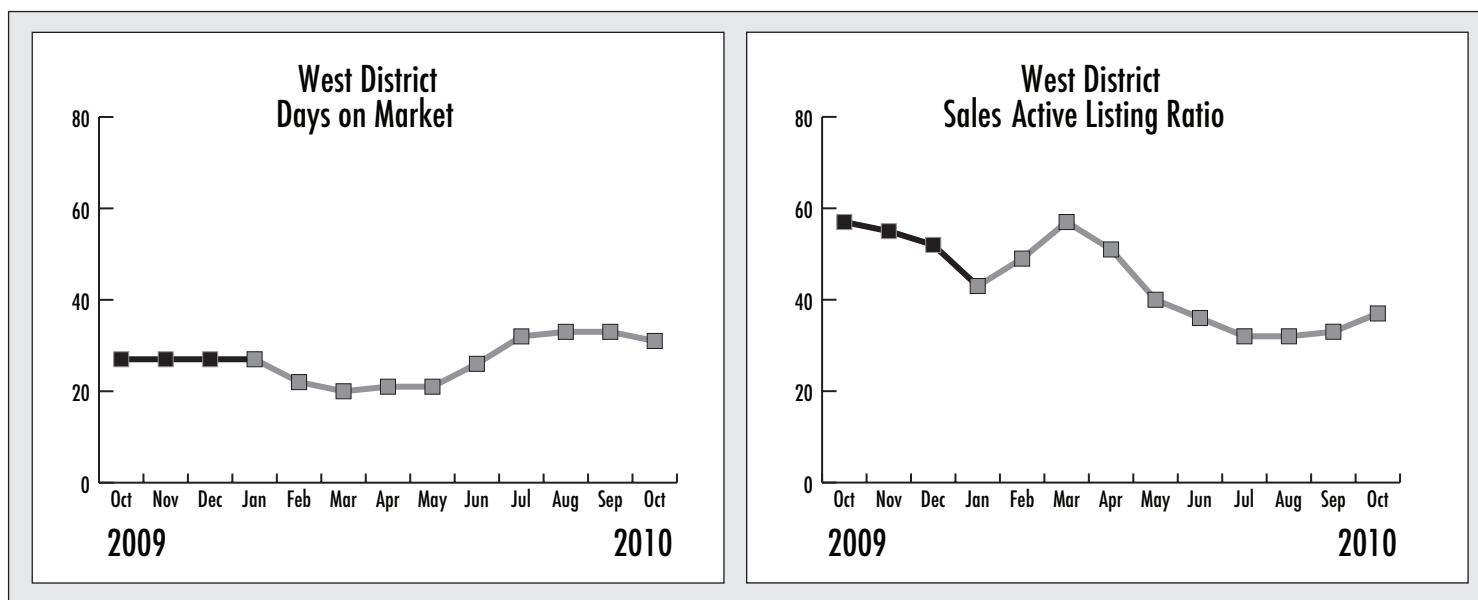
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	11	2	\$315,000	\$315,000	18.2	99	E01	-	-	-	-	-	-
E02	7	3	\$419,500	\$412,500	42.9	100	E02	-	-	-	-	-	-
E03	5	1	\$243,000	\$243,000	20.0	92	E03	-	-	-	-	-	-
E04	18	3	\$250,667	\$250,000	16.7	96	E04	-	-	-	-	-	-
E05	24	13	\$267,523	\$271,500	54.2	97	E05	-	-	-	-	-	-
E06	2	-	-	-	-	-	E06	-	-	-	-	-	-
E07	10	5	\$250,860	\$254,500	50.0	96	E07	1	1	\$368,000	\$368,000	100.0	102
E08	14	10	\$240,290	\$246,000	71.4	96	E08	-	-	-	-	-	-
E09	29	8	\$177,813	\$184,000	27.6	96	E09	-	-	-	-	-	-
E10	5	4	\$231,625	\$211,000	80.0	99	E10	-	-	-	-	-	-
E11	26	7	\$189,800	\$167,100	26.9	97	E11	2	1	\$240,000	\$240,000	50.0	97
E12	7	1	\$243,500	\$243,500	14.3	98	E12	-	-	-	-	-	-
E13	25	10	\$216,200	\$207,500	40.0	98	E13	-	-	-	-	-	-
E14	24	6	\$228,917	\$228,250	25.0	97	E14	2	1	\$177,000	\$177,000	50.0	99
E15	14	7	\$202,500	\$210,000	50.0	97	E15	-	-	-	-	-	-
E16	68	18	\$152,083	\$151,250	26.5	97	E16	-	-	-	-	-	-
E17	7	2	\$196,500	\$196,500	28.6	97	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	2	2	\$152,800	\$152,800	100.0	48	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	10	\$431,000	\$421,950	58.8	102
E02	3	-	-	-	-	-	E02	10	3	\$754,800	\$573,500	30.0	97
E03	2	-	-	-	-	-	E03	11	3	\$403,000	\$409,000	27.3	98
E04	3	-	-	-	-	-	E04	6	2	\$364,000	\$364,000	33.3	98
E05	-	-	-	-	-	-	E05	1	1	\$365,000	\$365,000	100.0	96
E06	-	-	-	-	-	-	E06	7	-	-	-	-	-
E07	-	-	-	-	-	-	E07	6	4	\$315,375	\$311,500	66.7	100
E08	-	-	-	-	-	-	E08	3	1	\$295,000	\$295,000	33.3	98
E09	2	-	-	-	-	-	E09	4	-	-	-	-	-
E10	6	1	\$95,000	\$95,000	16.7	91	E10	5	2	\$362,500	\$362,500	40.0	99
E11	-	-	-	-	-	-	E11	16	10	\$275,450	\$248,500	62.5	97
E12	-	-	-	-	-	-	E12	3	1	\$302,000	\$302,000	33.3	98
E13	-	-	-	-	-	-	E13	21	8	\$291,767	\$288,750	38.1	100
E14	-	-	-	-	-	-	E14	39	12	\$281,667	\$283,000	30.8	98
E15	-	-	-	-	-	-	E15	25	15	\$255,707	\$257,000	60.0	99
E16	-	-	-	-	-	-	E16	21	8	\$207,000	\$219,500	38.1	97
E17	-	-	-	-	-	-	E17	14	13	\$211,231	\$205,000	92.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	3	\$255,033	\$255,100	150.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

**West District**

Current Month: October 2010								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	111	79	46	\$26,965,413	\$586,205	\$516,150	23	100
W02	108	82	70	\$36,470,546	\$521,008	\$467,250	21	100
W03	203	100	55	\$18,626,622	\$338,666	\$323,000	31	97
W04	226	95	54	\$17,372,700	\$321,717	\$315,500	45	96
W05	368	143	73	\$21,676,099	\$296,933	\$317,000	43	96
W06	317	151	88	\$37,303,590	\$423,904	\$378,250	34	98
W07	126	81	54	\$26,026,700	\$481,976	\$434,500	19	99
W08	264	149	113	\$71,473,625	\$632,510	\$553,000	27	97
W09	162	83	41	\$14,879,850	\$362,923	\$364,000	37	96
W10	287	122	66	\$17,813,050	\$269,895	\$300,650	40	96
W12	212	143	82	\$44,262,550	\$539,787	\$467,550	26	97
W13	255	130	69	\$44,039,800	\$638,258	\$440,000	37	97
W14	130	71	52	\$18,555,500	\$356,837	\$338,000	26	97
W15	346	239	142	\$36,791,577	\$259,096	\$238,500	31	97
W16	149	93	117	\$37,149,300	\$317,515	\$249,900	35	97
W17	-	-	-	-	-	-	-	-
W18	102	51	22	\$5,284,401	\$240,200	\$265,001	37	97
W19	308	207	156	\$66,007,057	\$423,122	\$412,500	27	98
W20	346	276	185	\$75,662,939	\$408,989	\$375,000	24	98
W21	487	216	121	\$74,043,899	\$611,933	\$517,000	34	97
W22	174	140	94	\$35,101,710	\$373,422	\$357,500	25	97
W23	790	509	303	\$103,439,463	\$341,384	\$325,000	29	97
W24	539	368	238	\$83,636,430	\$351,414	\$337,500	30	97
W25	158	82	39	\$14,858,400	\$380,985	\$355,000	40	98
W26	24	10	7	\$5,626,000	\$803,714	\$750,000	119	96
W27	205	118	70	\$27,438,800	\$391,983	\$366,125	33	98
W28	218	87	62	\$31,613,700	\$509,898	\$450,000	47	97
W29	135	64	51	\$16,346,450	\$320,519	\$291,000	39	98
<b>TOTAL</b>	<b>6,750</b>	<b>3,889</b>	<b>2,470</b>	<b>\$1,008,466,171</b>	<b>\$408,286</b>	<b>\$353,750</b>	<b>31</b>	<b>97</b>





**Year-to-Date: October 2010**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	925	550	\$293,790,700	\$534,165	\$480,000	19	102
W02	1,188	733	\$378,045,004	\$515,750	\$460,000	18	102
W03	1,323	604	\$199,387,609	\$330,112	\$325,000	26	99
W04	1,338	631	\$200,310,826	\$317,450	\$316,000	33	98
W05	2,174	952	\$296,682,258	\$311,641	\$328,000	33	97
W06	1,925	1,032	\$419,835,795	\$406,818	\$380,000	27	99
W07	1,046	630	\$313,023,211	\$496,862	\$469,000	22	99
W08	1,849	1,076	\$648,927,490	\$603,092	\$500,000	25	98
W09	862	406	\$155,001,867	\$381,778	\$399,000	31	97
W10	1,684	787	\$205,914,119	\$261,644	\$260,000	33	97
W12	1,543	802	\$432,856,369	\$539,721	\$445,000	28	98
W13	1,496	748	\$442,437,708	\$591,494	\$444,000	28	98
W14	925	511	\$184,893,095	\$361,826	\$350,000	25	98
W15	3,244	1,876	\$501,280,847	\$267,207	\$243,000	27	98
W16	1,337	831	\$344,381,372	\$414,418	\$375,000	23	98
W17	4	1	\$251,000	\$251,000	\$251,000	16	100
W18	715	342	\$97,151,702	\$284,069	\$297,100	30	97
W19	3,424	1,964	\$791,924,264	\$403,220	\$389,500	22	98
W20	3,954	2,365	\$954,606,518	\$403,639	\$380,000	20	99
W21	2,977	1,544	\$900,046,203	\$582,931	\$499,750	29	98
W22	1,857	1,163	\$463,775,545	\$398,775	\$369,700	18	99
W23	7,186	3,889	\$1,343,003,070	\$345,334	\$332,000	23	98
W24	5,290	2,924	\$1,051,262,088	\$359,529	\$345,000	24	98
W25	877	487	\$192,507,344	\$395,292	\$352,500	32	98
W26	103	54	\$34,939,500	\$647,028	\$577,500	73	96
W27	1,283	794	\$328,545,072	\$413,785	\$380,000	30	98
W28	1,241	683	\$346,845,562	\$507,827	\$450,000	37	98
W29	825	540	\$169,658,246	\$314,182	\$286,450	38	98
<b>TOTAL</b>	<b>52,595</b>	<b>28,919</b>	<b>\$11,691,284,384</b>	<b>\$404,277</b>	<b>\$357,000</b>	<b>26</b>	<b>98</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	32	15	\$909,033	\$910,000	46.9	104	W01	19	8	\$563,689	\$574,507	42.1	100
W02	36	25	\$716,103	\$656,000	69.4	101	W02	40	24	\$479,686	\$482,500	60.0	102
W03	126	36	\$349,145	\$323,011	28.6	96	W03	48	11	\$371,627	\$355,000	22.9	98
W04	108	31	\$415,548	\$399,500	28.7	97	W04	9	1	\$340,000	\$340,000	11.1	94
W05	89	24	\$426,746	\$431,000	27.0	96	W05	68	14	\$370,471	\$358,450	20.6	97
W06	71	36	\$474,992	\$418,000	50.7	98	W06	4	3	\$425,000	\$377,500	75.0	98
W07	42	26	\$647,423	\$563,000	61.9	99	W07	3	1	\$497,000	\$497,000	33.3	98
W08	151	69	\$844,335	\$675,000	45.7	98	W08	1	2	\$435,450	\$435,450	200.0	101
W09	60	19	\$544,205	\$530,000	31.7	98	W09	6	4	\$350,125	\$359,000	66.7	98
W10	83	32	\$359,048	\$335,000	38.6	96	W10	13	4	\$310,825	\$304,150	30.8	97
W12	143	53	\$658,338	\$567,000	37.1	97	W12	9	6	\$419,917	\$417,000	66.7	98
W13	191	39	\$893,715	\$730,000	20.4	97	W13	12	5	\$371,900	\$362,500	41.7	98
W14	33	17	\$525,465	\$525,000	51.5	98	W14	9	8	\$381,488	\$376,000	88.9	98
W15	18	5	\$548,600	\$523,000	27.8	96	W15	12	6	\$400,000	\$398,500	50.0	98
W16	72	27	\$480,352	\$449,000	37.5	98	W16	20	13	\$353,962	\$357,000	65.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	9	\$271,989	\$269,900	40.9	96	W18	38	6	\$301,583	\$302,500	15.8	99
W19	125	67	\$561,327	\$536,900	53.6	97	W19	24	20	\$399,800	\$400,000	83.3	99
W20	135	77	\$531,663	\$522,500	57.0	98	W20	51	40	\$369,451	\$365,000	78.4	98
W21	349	81	\$725,786	\$600,000	23.2	97	W21	14	4	\$380,063	\$390,625	28.6	99
W22	114	43	\$431,537	\$423,600	37.7	96	W22	14	19	\$350,285	\$352,500	135.7	98
W23	477	179	\$384,648	\$371,100	37.5	97	W23	133	64	\$306,103	\$314,500	48.1	98
W24	349	121	\$433,314	\$415,000	34.7	97	W24	76	48	\$321,290	\$323,500	63.2	97
W25	98	19	\$449,521	\$465,000	19.4	98	W25	9	3	\$360,667	\$359,000	33.3	99
W26	24	7	\$803,714	\$750,000	29.2	96	W26	-	-	-	-	-	-
W27	179	49	\$430,993	\$397,000	27.4	98	W27	5	7	\$333,286	\$333,000	140.0	97
W28	205	50	\$546,604	\$468,000	24.4	96	W28	7	7	\$327,929	\$328,500	100.0	98
W29	109	37	\$353,004	\$308,000	33.9	98	W29	8	4	\$236,850	\$241,950	50.0	97

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	41	14	\$338,043	\$309,500	34.2	97	W01	-	-	-	-	-	-
W02	18	13	\$345,169	\$365,000	72.2	98	W02	-	-	-	-	-	-
W03	24	5	\$220,900	\$226,500	20.8	99	W03	-	-	-	-	-	-
W04	74	16	\$157,950	\$163,450	21.6	95	W04	-	-	-	-	-	-
W05	132	20	\$130,030	\$126,500	15.2	95	W05	-	-	-	-	-	-
W06	214	44	\$382,179	\$314,500	20.6	98	W06	-	-	-	-	-	-
W07	58	23	\$295,596	\$292,000	39.7	98	W07	-	-	-	-	-	-
W08	105	38	\$290,913	\$222,750	36.2	97	W08	-	-	-	-	-	-
W09	90	14	\$120,282	\$69,000	15.6	91	W09	-	-	-	-	-	-
W10	154	20	\$161,010	\$151,500	13.0	95	W10	2	1	\$303,000	\$303,000	50.0	105
W12	38	12	\$219,583	\$217,000	31.6	96	W12	-	-	-	-	-	-
W13	21	2	\$194,750	\$194,750	9.5	98	W13	-	-	-	-	-	-
W14	60	15	\$196,187	\$184,000	25.0	97	W14	1	1	\$483,000	\$483,000	100.0	99
W15	274	105	\$234,777	\$229,900	38.3	97	W15	1	1	\$352,000	\$352,000	100.0	98
W16	13	14	\$243,618	\$197,750	107.7	97	W16	1	2	\$403,900	\$403,900	200.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	23	5	\$146,600	\$135,000	21.7	97	W18	-	-	-	-	-	-
W19	92	27	\$238,807	\$223,100	29.4	97	W19	2	1	\$465,500	\$465,500	50.0	97
W20	47	19	\$210,526	\$200,000	40.4	98	W20	4	3	\$431,667	\$451,000	75.0	98
W21	46	10	\$292,280	\$237,750	21.7	97	W21	3	2	\$340,000	\$340,000	66.7	98
W22	8	1	\$208,000	\$208,000	12.5	95	W22	1	1	\$330,000	\$330,000	100.0	98
W23	70	10	\$202,080	\$202,250	14.3	96	W23	4	-	-	-	-	-
W24	37	27	\$177,268	\$171,000	73.0	98	W24	1	4	\$374,125	\$379,500	400.0	98
W25	19	5	\$272,800	\$254,000	26.3	98	W25	2	2	\$362,000	\$362,000	100.0	96
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	1	\$246,750	\$246,750	20.0	99	W27	-	1	\$280,000	\$280,000	-	97
W28	2	2	\$425,000	\$425,000	100.0	98	W28	-	-	-	-	-	-
W29	11	5	\$264,180	\$287,500	45.5	99	W29	1	-	-	-	-	-



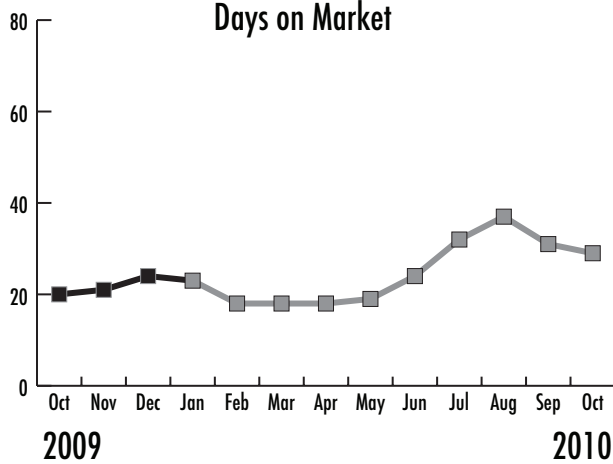
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	12	5	\$408,960	\$368,000	41.7	98	W01	-	-	-	-	-	-
W02	7	6	\$302,217	\$309,000	85.7	99	W02	-	-	-	-	-	-
W03	1	1	\$343,000	\$343,000	100.0	97	W03	-	-	-	-	-	-
W04	24	4	\$246,750	\$232,500	16.7	96	W04	-	-	-	-	-	-
W05	61	12	\$239,208	\$263,500	19.7	97	W05	-	-	-	-	-	-
W06	8	2	\$378,000	\$378,000	25.0	98	W06	-	-	-	-	-	-
W07	6	1	\$305,000	\$305,000	16.7	97	W07	-	-	-	-	-	-
W08	3	3	\$277,967	\$284,000	100.0	97	W08	-	-	-	-	-	-
W09	3	3	\$371,500	\$324,500	100.0	99	W09	-	-	-	-	-	-
W10	34	8	\$156,375	\$186,000	23.5	94	W10	-	-	-	-	-	-
W12	19	10	\$395,815	\$338,325	52.6	99	W12	3	1	\$258,000	\$258,000	33.3	98
W13	26	19	\$282,421	\$270,000	73.1	97	W13	1	-	-	-	-	-
W14	24	11	\$285,900	\$309,900	45.8	96	W14	-	-	-	-	-	-
W15	39	24	\$267,167	\$258,500	61.5	97	W15	-	-	-	-	-	-
W16	41	61	\$251,801	\$249,900	148.8	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	16	2	\$147,000	\$147,000	12.5	93	W18	-	-	-	-	-	-
W19	50	29	\$314,093	\$320,000	58.0	98	W19	-	-	-	-	-	-
W20	83	30	\$289,647	\$281,000	36.1	98	W20	-	-	-	-	-	-
W21	27	8	\$317,338	\$313,000	29.6	99	W21	-	-	-	-	-	-
W22	7	2	\$243,950	\$243,950	28.6	99	W22	-	-	-	-	-	-
W23	53	20	\$223,025	\$217,750	37.7	98	W23	-	-	-	-	-	-
W24	40	18	\$197,711	\$190,750	45.0	97	W24	2	1	\$451,500	\$451,500	50.0	98
W25	17	3	\$296,333	\$252,000	17.7	96	W25	1	2	\$291,250	\$291,250	200.0	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	11	6	\$266,983	\$255,250	54.6	98	W27	-	-	-	-	-	-
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-
W29	5	3	\$178,000	\$182,000	60.0	97	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	7	4	\$510,750	\$518,000	57.1	104
W02	1	-	-	-	-	-	W02	6	2	\$377,500	\$377,500	33.3	97
W03	-	-	-	-	-	-	W03	4	2	\$261,000	\$261,000	50.0	95
W04	-	-	-	-	-	-	W04	11	2	\$318,250	\$318,250	18.2	96
W05	7	1	\$66,500	\$66,500	14.3	92	W05	11	2	\$355,000	\$355,000	18.2	98
W06	6	-	-	-	-	-	W06	14	3	\$452,333	\$468,000	21.4	98
W07	1	-	-	-	-	-	W07	16	3	\$531,000	\$495,000	18.8	101
W08	2	-	-	-	-	-	W08	2	1	\$455,000	\$455,000	50.0	97
W09	3	-	-	-	-	-	W09	-	1	\$341,000	\$341,000	-	97
W10	-	-	-	-	-	-	W10	1	1	\$306,000	\$306,000	100.0	99
W12	-	-	-	-	-	-	W12	-	-	-	-	-	-
W13	-	-	-	-	-	-	W13	4	4	\$392,475	\$390,000	100.0	95
W14	-	-	-	-	-	-	W14	3	-	-	-	-	-
W15	1	1	\$233,000	\$233,000	100.0	96	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	3	-	-	-	-	-
W19	1	-	-	-	-	-	W19	14	12	\$365,010	\$365,500	85.7	97
W20	-	-	-	-	-	-	W20	26	16	\$372,650	\$361,000	61.5	98
W21	-	-	-	-	-	-	W21	48	16	\$474,594	\$373,750	33.3	97
W22	-	-	-	-	-	-	W22	30	28	\$316,582	\$311,500	93.3	99
W23	-	-	-	-	-	-	W23	53	30	\$283,852	\$282,000	56.6	98
W24	-	-	-	-	-	-	W24	34	19	\$288,974	\$300,000	55.9	98
W25	1	-	-	-	-	-	W25	11	5	\$335,200	\$346,000	45.5	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	5	6	\$309,750	\$309,000	120.0	100
W28	3	-	-	-	-	-	W28	1	3	\$379,333	\$365,000	300.0	98
W29	-	-	-	-	-	-	W29	1	2	\$241,500	\$241,500	200.0	99

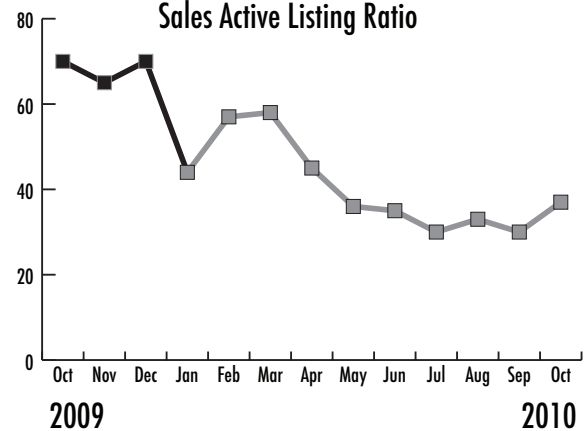
Current Month: October 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	1,115	593	313	\$131,192,503	\$419,145	\$354,500	30	98
C02	225	144	90	\$79,129,366	\$879,215	\$639,000	24	99
C03	120	88	51	\$51,321,900	\$1,006,312	\$810,000	26	98
C04	200	138	98	\$74,917,299	\$764,462	\$652,500	24	98
C06	97	59	19	\$11,527,500	\$606,711	\$567,000	32	98
C07	260	162	89	\$41,535,900	\$466,696	\$380,500	34	97
C08	363	249	150	\$60,607,745	\$404,052	\$342,500	26	98
C09	86	45	34	\$34,687,900	\$1,020,232	\$750,000	28	100
C10	167	139	88	\$69,232,000	\$786,727	\$642,500	25	99
C11	65	46	35	\$22,330,900	\$638,026	\$479,000	21	99
C12	110	54	32	\$55,052,468	\$1,720,390	\$1,229,000	33	96
C13	113	78	55	\$24,019,813	\$436,724	\$380,000	26	98
C14	377	258	148	\$67,521,879	\$456,229	\$352,500	34	97
C15	236	149	106	\$48,362,533	\$456,250	\$357,000	33	98
<b>TOTAL</b>	<b>3,534</b>	<b>2,202</b>	<b>1,308</b>	<b>\$771,439,706</b>	<b>\$589,786</b>	<b>\$417,250</b>	<b>29</b>	<b>98</b>

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: October 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	7,325	3,614	\$1,474,566,912	\$408,015	\$359,000	24	99
C02	1,549	770	\$616,807,111	\$801,048	\$585,500	24	100
C03	992	519	\$434,227,014	\$836,661	\$572,000	26	99
C04	1,770	971	\$787,076,999	\$810,584	\$720,000	21	100
C06	594	266	\$145,099,160	\$545,486	\$518,500	25	98
C07	2,108	1,082	\$475,081,636	\$439,077	\$375,000	25	99
C08	2,935	1,574	\$614,910,870	\$390,668	\$347,500	22	99
C09	568	301	\$342,370,308	\$1,137,443	\$795,000	26	99
C10	1,425	819	\$595,508,914	\$727,117	\$585,000	20	100
C11	536	321	\$177,711,530	\$553,618	\$520,000	22	99
C12	807	382	\$552,431,876	\$1,446,157	\$1,180,000	30	98
C13	1,151	608	\$256,782,510	\$422,340	\$371,500	25	99
C14	3,091	1,622	\$759,559,827	\$468,286	\$370,350	24	99
C15	2,239	1,143	\$508,258,238	\$444,670	\$365,500	24	99
<b>TOTAL</b>	<b>27,090</b>	<b>13,992</b>	<b>\$7,740,392,905</b>	<b>\$553,201</b>	<b>\$403,650</b>	<b>24</b>	<b>99</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	11	7	\$882,000	\$729,000	63.6	98	C01	39	12	\$746,667	\$729,000	30.8	100	
C02	36	30	\$1,114,372	\$793,000	83.3	102	C02	38	17	\$730,341	\$625,000	44.7	99	
C03	67	36	\$1,217,567	\$996,500	53.7	98	C03	10	2	\$694,250	\$694,250	20.0	100	
C04	138	62	\$953,111	\$779,000	44.9	99	C04	5	6	\$563,500	\$574,500	120.0	102	
C06	63	15	\$695,733	\$667,500	23.8	98	C06	3	-	-	-	-	-	-
C07	85	30	\$721,067	\$596,000	35.3	98	C07	9	3	\$461,667	\$460,000	33.3	98	
C08	4	1	\$495,000	\$495,000	25.0	90	C08	18	6	\$773,700	\$734,500	33.3	98	
C09	36	12	\$1,759,500	\$1,660,000	33.3	98	C09	7	1	\$550,000	\$550,000	14.3	95	
C10	47	29	\$1,279,897	\$965,000	61.7	98	C10	10	12	\$707,875	\$699,250	120.0	100	
C11	19	15	\$1,135,633	\$962,000	79.0	102	C11	2	3	\$571,000	\$535,000	150.0	98	
C12	88	24	\$2,134,749	\$1,445,000	27.3	96	C12	1	-	-	-	-	-	-
C13	21	15	\$662,240	\$579,000	71.4	99	C13	12	9	\$428,944	\$380,000	75.0	97	
C14	91	26	\$892,846	\$787,500	28.6	96	C14	1	1	\$531,000	\$531,000	100.0	106	
C15	52	26	\$822,235	\$739,500	50.0	97	C15	11	10	\$418,300	\$423,500	90.9	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	987	261	\$379,674	\$335,000	26.4	98	C01	-	-	-	-	-	-	-
C02	118	38	\$748,326	\$580,000	32.2	97	C02	-	-	-	-	-	-	-
C03	30	10	\$520,500	\$533,000	33.3	99	C03	-	-	-	-	-	-	-
C04	40	20	\$434,170	\$340,500	50.0	97	C04	-	-	-	-	-	-	-
C06	28	4	\$272,875	\$277,000	14.3	98	C06	-	-	-	-	-	-	-
C07	131	49	\$310,988	\$309,000	37.4	97	C07	4	-	-	-	-	-	-
C08	305	134	\$381,933	\$336,750	43.9	98	C08	-	-	-	-	-	-	-
C09	31	12	\$527,250	\$438,000	38.7	98	C09	-	-	-	-	-	-	-
C10	101	39	\$463,833	\$413,500	38.6	99	C10	-	-	-	-	-	-	-
C11	33	15	\$205,627	\$200,000	45.5	98	C11	-	-	-	-	-	-	-
C12	16	8	\$477,313	\$407,500	50.0	97	C12	-	-	-	-	-	-	-
C13	71	27	\$319,056	\$289,000	38.0	97	C13	-	-	-	-	-	-	-
C14	241	95	\$330,862	\$315,000	39.4	97	C14	-	-	-	-	-	-	-
C15	126	49	\$329,499	\$283,900	38.9	98	C15	1	1	\$477,000	\$477,000	100.0	95	

## Condo Townhouse

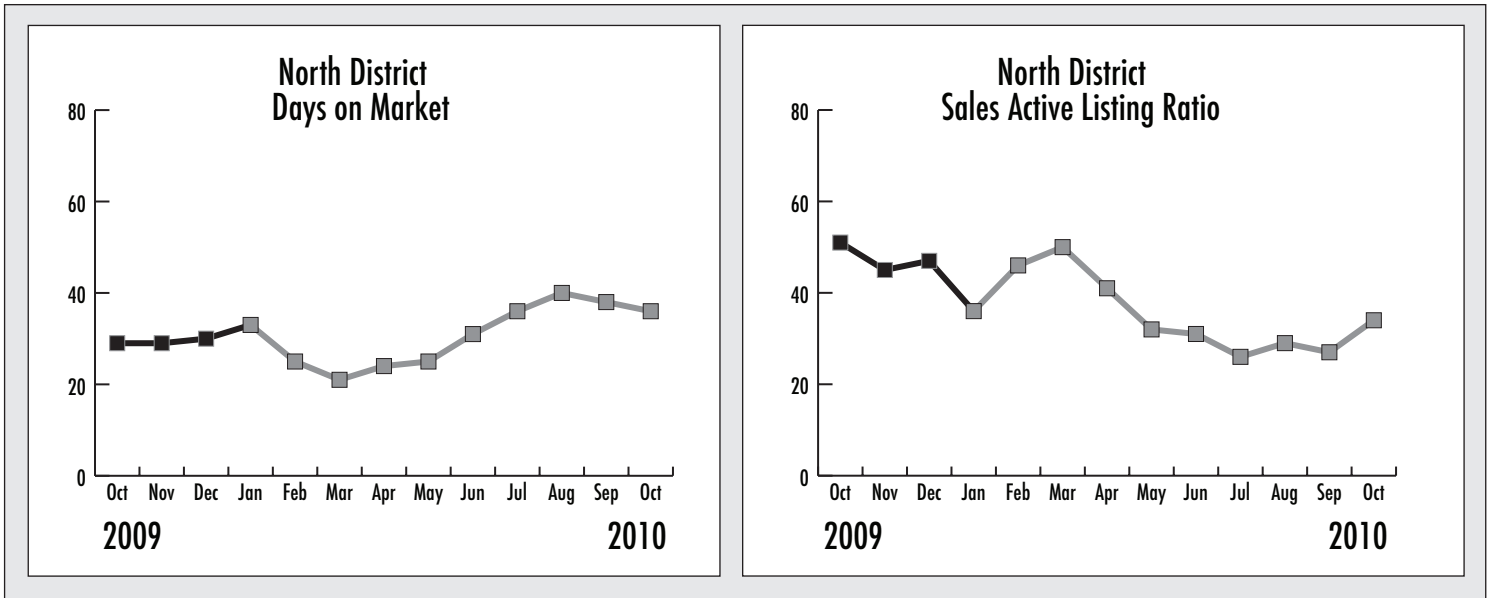
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List	
C01	46	21	\$420,312	\$375,000	45.7	99	C01	-	-	-	-	-	-	-
C02	12	-	-	-	-	-	C02	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	5	6	\$254,667	\$261,000	120.0	98	C04	-	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	24	3	\$351,667	\$354,000	12.5	99	C07	-	-	-	-	-	-	-
C08	18	2	\$652,872	\$652,872	11.1	102	C08	-	-	-	-	-	-	-
C09	6	3	\$1,288,333	\$1,295,000	50.0	117	C09	-	-	-	-	-	-	-
C10	5	4	\$701,250	\$769,500	80.0	98	C10	1	-	-	-	-	-	-
C11	9	2	\$249,500	\$249,500	22.2	96	C11	-	-	-	-	-	-	-
C12	5	-	-	-	-	-	C12	-	-	-	-	-	-	-
C13	5	3	\$348,667	\$304,000	60.0	102	C13	-	-	-	-	-	-	-
C14	35	21	\$445,404	\$436,000	60.0	98	C14	-	-	-	-	-	-	-
C15	46	20	\$308,949	\$264,000	43.5	97	C15	-	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	-	-	-	-	-	-	C01	32	12	\$678,083	\$612,500	37.5	100
C02	6	-	-	-	-	-	C02	15	5	\$969,200	\$1,000,000	33.3	98
C03	11	3	\$298,667	\$236,000	27.3	99	C03	1	-	-	-	-	-
C04	5	2	\$153,500	\$153,500	40.0	96	C04	7	2	\$962,500	\$962,500	28.6	94
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	6	4	\$556,375	\$562,750	66.7	98
C08	2	1	\$204,000	\$204,000	50.0	98	C08	16	6	\$463,633	\$467,400	37.5	94
C09	6	6	\$471,983	\$457,500	100.0	98	C09	-	-	-	-	-	-
C10	1	1	\$200,000	\$200,000	100.0	106	C10	2	3	\$842,000	\$865,000	150.0	99
C11	1	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	2	-	-	-	-	-	C13	2	1	\$565,200	\$565,200	50.0	103
C14	2	1	\$223,000	\$223,000	50.0	110	C14	7	4	\$692,125	\$679,250	57.1	97
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: October 2010									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	122	73	50	\$31,785,650	\$635,713	\$542,500	41	97	
N02	209	120	94	\$53,513,439	\$569,292	\$390,000	39	97	
N03	322	234	185	\$95,222,329	\$514,715	\$462,000	31	98	
N04	187	112	89	\$45,661,988	\$513,056	\$525,000	29	97	
N05	196	113	64	\$38,462,689	\$600,980	\$539,500	39	98	
N06	197	97	70	\$34,210,421	\$488,720	\$414,000	30	98	
N07	211	143	113	\$41,553,175	\$367,727	\$346,500	29	98	
N08	496	288	186	\$99,046,410	\$532,508	\$489,000	26	97	
N10	153	112	43	\$21,210,100	\$493,258	\$434,500	34	98	
N11	356	238	206	\$105,512,285	\$512,196	\$460,500	29	98	
N12	115	56	48	\$22,078,750	\$459,974	\$399,250	33	97	
N13	90	21	8	\$5,445,000	\$680,625	\$672,500	61	98	
N14	172	48	19	\$10,451,200	\$550,063	\$490,000	55	97	
N15	96	34	31	\$10,821,480	\$349,080	\$325,000	37	97	
N16	158	61	28	\$12,257,150	\$437,755	\$378,000	62	97	
N17	248	110	69	\$18,941,238	\$274,511	\$258,000	47	97	
N18	130	56	29	\$10,426,490	\$359,534	\$325,000	54	98	
N19	172	64	37	\$10,464,300	\$282,819	\$253,000	58	97	
N20	37	4	7	\$3,077,000	\$439,571	\$487,000	67	95	
N21	48	16	7	\$2,771,400	\$395,914	\$327,000	75	96	
N22	89	29	11	\$3,076,750	\$279,705	\$272,000	72	97	
N23	247	70	23	\$6,246,500	\$271,587	\$262,500	75	97	
N24	120	30	15	\$3,172,490	\$211,499	\$200,000	67	94	
<b>TOTAL</b>	<b>4,171</b>	<b>2,129</b>	<b>1,432</b>	<b>\$685,408,234</b>	<b>\$478,637</b>	<b>\$422,250</b>	<b>36</b>	<b>97</b>	



**Year-to-Date: October 2010**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,095	604	\$345,368,957	\$571,803	\$520,000	25	99
N02	1,622	843	\$414,320,336	\$491,483	\$424,650	26	98
N03	3,311	1,851	\$933,642,941	\$504,399	\$443,000	24	99
N04	1,828	940	\$497,763,952	\$529,536	\$515,000	23	99
N05	1,484	689	\$374,622,875	\$543,720	\$523,000	26	98
N06	1,342	763	\$367,621,375	\$481,810	\$419,000	28	98
N07	1,866	1,199	\$454,561,078	\$379,117	\$354,000	24	98
N08	4,001	2,096	\$1,080,449,679	\$515,482	\$471,750	25	98
N10	1,400	688	\$335,392,265	\$487,489	\$461,750	23	99
N11	4,084	2,353	\$1,225,832,293	\$520,966	\$473,500	23	99
N12	777	431	\$200,969,148	\$466,286	\$415,000	28	98
N13	307	113	\$82,891,542	\$733,553	\$630,000	78	96
N14	541	212	\$144,332,538	\$680,814	\$577,500	46	96
N15	506	267	\$113,992,330	\$426,938	\$375,000	42	97
N16	617	297	\$123,792,480	\$416,810	\$373,000	50	97
N17	1,328	722	\$207,420,935	\$287,287	\$262,000	42	97
N18	678	362	\$122,213,536	\$337,606	\$315,000	41	98
N19	755	436	\$129,184,820	\$296,295	\$267,000	51	97
N20	133	65	\$28,706,600	\$441,640	\$392,000	65	96
N21	159	67	\$22,415,300	\$334,557	\$327,000	65	97
N22	368	173	\$52,057,400	\$300,910	\$265,000	63	97
N23	891	377	\$106,116,849	\$281,477	\$258,000	55	97
N24	417	139	\$36,278,542	\$260,997	\$224,000	65	96
<b>TOTAL</b>	<b>29,510</b>	<b>15,687</b>	<b>\$7,399,947,771</b>	<b>\$471,725</b>	<b>\$425,000</b>	<b>30</b>	<b>98</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	52	24	\$865,938	\$705,000	46.2	97	N01	5	-	-	-	-	-
N02	90	38	\$930,716	\$559,000	42.2	96	N02	-	1	\$390,000	\$390,000	-	108
N03	133	77	\$767,886	\$685,000	57.9	97	N03	5	7	\$465,429	\$482,000	140.0	97
N04	126	59	\$586,859	\$585,000	46.8	98	N04	11	9	\$377,578	\$357,000	81.8	96
N05	170	52	\$652,004	\$565,000	30.6	98	N05	4	2	\$395,001	\$395,001	50.0	99
N06	156	42	\$573,424	\$526,500	26.9	97	N06	6	6	\$335,300	\$346,400	100.0	99
N07	152	66	\$412,850	\$401,000	43.4	98	N07	21	14	\$311,179	\$317,000	66.7	97
N08	359	117	\$615,013	\$545,000	32.6	97	N08	42	28	\$429,432	\$432,500	66.7	98
N10	77	23	\$584,635	\$563,000	29.9	97	N10	5	4	\$400,500	\$402,000	80.0	102
N11	189	106	\$633,469	\$613,500	56.1	98	N11	22	18	\$414,333	\$409,000	81.8	99
N12	89	33	\$527,182	\$445,000	37.1	96	N12	9	5	\$371,850	\$369,000	55.6	99
N13	90	8	\$680,625	\$672,500	8.9	98	N13	-	-	-	-	-	-
N14	162	16	\$606,531	\$565,000	9.9	96	N14	2	-	-	-	-	-
N15	87	25	\$370,219	\$360,000	28.7	97	N15	-	1	\$265,000	\$265,000	-	99
N16	143	24	\$470,798	\$412,500	16.8	97	N16	1	-	-	-	-	-
N17	239	63	\$279,156	\$272,000	26.4	97	N17	4	2	\$240,450	\$240,450	50.0	97
N18	115	21	\$396,919	\$375,000	18.3	97	N18	4	-	-	-	-	-
N19	109	21	\$332,419	\$314,900	19.3	97	N19	6	5	\$208,900	\$202,500	83.3	96
N20	37	7	\$439,571	\$487,000	18.9	95	N20	-	-	-	-	-	-
N21	46	7	\$395,914	\$327,000	15.2	96	N21	2	-	-	-	-	-
N22	78	9	\$297,306	\$281,750	11.5	97	N22	3	-	-	-	-	-
N23	242	23	\$271,587	\$262,500	9.5	97	N23	-	-	-	-	-	-
N24	114	14	\$206,893	\$199,500	12.3	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	33	15	\$469,010	\$300,000	45.5	95	N01	-	3	\$484,067	\$467,000	-	103
N02	100	42	\$290,137	\$272,500	42.0	97	N02	3	2	\$406,000	\$406,000	66.7	98
N03	133	63	\$261,501	\$255,000	47.4	98	N03	2	2	\$487,500	\$487,500	100.0	99
N04	23	8	\$275,750	\$236,000	34.8	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	3	-	-	-	-	-
N06	10	-	-	-	-	-	N06	3	-	-	-	-	-
N07	8	8	\$280,050	\$288,500	100.0	99	N07	1	-	-	-	-	-
N08	48	11	\$321,445	\$315,000	22.9	97	N08	-	-	-	-	-	-
N10	51	2	\$262,500	\$262,500	3.9	96	N10	13	11	\$408,318	\$415,000	84.6	98
N11	75	28	\$319,377	\$282,400	37.3	98	N11	10	8	\$430,066	\$418,500	80.0	99
N12	10	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	8	3	\$248,900	\$246,900	37.5	101	N14	-	-	-	-	-	-
N15	1	-	-	-	-	-	N15	-	-	-	-	-	-
N16	5	3	\$239,333	\$250,000	60.0	95	N16	2	-	-	-	-	-
N17	2	1	\$190,000	\$190,000	50.0	91	N17	1	-	-	-	-	-
N18	3	-	-	-	-	-	N18	8	5	\$280,800	\$283,500	62.5	98
N19	11	-	-	-	-	-	N19	2	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	1	\$221,000	\$221,000	25.0	98
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
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	31	7	\$308,829	\$293,800	22.6	97	N01	-	-	-	-	-	-
N02	11	9	\$425,444	\$377,500	81.8	98	N02	-	-	-	-	-	-
N03	28	10	\$311,100	\$320,000	35.7	99	N03	-	-	-	-	-	-
N04	7	2	\$361,500	\$361,500	28.6	97	N04	-	-	-	-	-	-
N05	-	1	\$373,000	\$373,000	-	97	N05	-	-	-	-	-	-
N06	9	7	\$393,357	\$272,000	77.8	99	N06	-	-	-	-	-	-
N07	10	7	\$269,857	\$277,000	70.0	98	N07	-	-	-	-	-	-
N08	9	1	\$350,000	\$350,000	11.1	98	N08	-	-	-	-	-	-
N10	7	-	-	-	-	-	N10	-	-	-	-	-	-
N11	26	25	\$402,087	\$378,000	96.2	98	N11	1	-	-	-	-	-
N12	-	5	\$245,600	\$225,000	-	97	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	1	\$240,000	\$240,000	16.7	98	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	-	2	\$222,850	\$222,850	-	100	N18	-	-	-	-	-	-
N19	3	2	\$198,750	\$198,750	66.7	97	N19	22	2	\$259,750	\$259,750	9.1	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	3	-	-	-	-	-	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	1	\$354,000	\$354,000	100.0	96
N02	1	-	-	-	-	-	N02	4	2	\$464,750	\$464,750	50.0	94
N03	-	-	-	-	-	-	N03	21	26	\$472,176	\$469,000	123.8	98
N04	-	-	-	-	-	-	N04	20	11	\$428,190	\$419,000	55.0	98
N05	-	-	-	-	-	-	N05	19	9	\$377,278	\$386,500	47.4	98
N06	1	-	-	-	-	-	N06	12	15	\$357,421	\$350,500	125.0	98
N07	-	-	-	-	-	-	N07	19	18	\$323,286	\$328,500	94.7	98
N08	-	-	-	-	-	-	N08	38	29	\$385,514	\$380,000	76.3	98
N10	-	-	-	-	-	-	N10	-	3	\$381,667	\$382,000	-	99
N11	-	-	-	-	-	-	N11	33	21	\$403,398	\$392,000	63.6	99
N12	-	-	-	-	-	-	N12	7	5	\$318,900	\$341,000	71.4	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	8	5	\$260,200	\$265,000	62.5	98
N16	-	-	-	-	-	-	N16	1	-	-	-	-	-
N17	-	-	-	-	-	-	N17	1	3	\$227,833	\$225,000	300.0	98
N18	-	-	-	-	-	-	N18	-	1	\$241,500	\$241,500	-	97
N19	-	-	-	-	-	-	N19	19	7	\$217,429	\$220,000	36.8	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	1	\$180,000	\$180,000	25.0	95
N23	-	-	-	-	-	-	N23	5	-	-	-	-	-
N24	-	-	-	-	-	-	N24	2	1	\$275,990	\$275,990	50.0	100

## District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
<b>Grand Total</b>	<b>10,582</b>	<b>18,305</b>	<b>N/A</b>	<b>6,681</b>	<b>2,964,553,070</b>	<b>443,729</b>	<b>366,000</b>	<b>31</b>	<b>98</b>
<b>Year</b>	<b>N/A</b>	<b>N/A</b>	<b>140,385</b>	<b>75,582</b>	<b>32,560,858,958</b>	<b>430,802</b>	<b>365,000</b>	<b>26</b>	<b>99</b>

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1976	19,025	\$61,389	<b>2009</b>		
1977	20,512	\$64,559	January	2,670	\$343,632
1978	21,184	\$67,333	February	4,120	\$361,305
1979	23,466	\$70,830	March	6,171	\$362,050
1980	26,017	\$75,694	April	8,107	\$385,641
1981	29,625	\$90,203	May	9,589	\$395,609
1982	25,336	\$95,496	June	10,955	\$403,972
1983	30,046	\$101,626	July	9,967	\$395,414
1984	31,905	\$102,318	August	8,035	\$387,921
1985	45,509	\$109,094	September	8,196	\$406,877
1986	52,919	\$138,925	October	8,476	\$423,559
1987	43,475	\$189,105	November	7,446	\$418,460
1988	49,381	\$229,635	December	5,541	\$411,931
1989	38,960	\$273,698	<b>Total**</b>	<b>87,308</b>	<b>\$395,460</b>
1990	26,779	\$255,020	<b>2010</b>		
1991	38,144	\$234,313	January	4,986	\$409,058
1992	41,703	\$214,971	February	7,291	\$431,509
1993	38,990	\$206,490	March	10,430	\$434,696
1994	44,237	\$208,921	April	10,898	\$437,600
1995	39,273	\$203,028	May	9,470	\$446,593
1996	55,779	\$198,150	June	8,442	\$435,034
1997	58,014	\$211,307	July	6,564	\$420,482
1998	55,344	\$216,815	August	6,232	\$411,012
1999	58,957	\$228,372	September	6,310	\$427,329
2000	58,343	\$243,255	October	6,681	\$443,729
2001	67,612	\$251,508	<b>Year-to-Date**</b>	<b>75,582</b>	<b>\$430,802</b>
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			
2008	74,552	\$379,347			

\* 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

