

May 2008

May Sales at 9,411

TORONTO - Wednesday, June 4, 2008

TREB Members saw 9,411 sales of single family dwellings in May, TREB President Maureen O'Neill announced today. "While off last year's pace, a 9,000 plus sales month is certainly indicative of a healthy market," said the President.

Prices trended upward on a year-over-year basis, with the overall average going to \$398,148, up four per cent over the May 2007 figure of \$382,787.

The City of Toronto experienced a three per cent increase, to \$434,271 over last May's \$422,163. The 905 suburbs averaged \$374,629, up five per cent over the same time last year, when the corresponding figure was \$355,341.

"Furthermore, inventory has increased 15 per cent to 27,267 listings over May of 2007. This is good news for potential homebuyers as it should keep year-over-year price increases to the low single digits."

Sales GTA-wide declined 16 per cent from May of 2007, which saw 11,146 sales, a record month. However, this overall decline masked significant regional variations.

Within the City of Toronto, sales fell 19 per cent to 3,711 from last May's figure of 4,578. Within the 905 suburbs, on the other hand, the decline was a less pronounced 13 per cent, to 5,700 sales from last May's figure of 6,568.

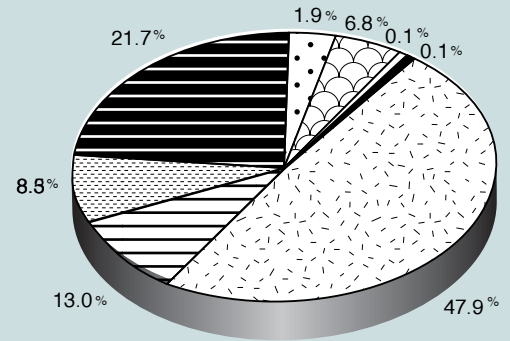
Breaking down the total, 3,626 sales were reported in TREB's 28 West districts and averaged \$377,098; 1,606 sales were reported in the 14 Central districts and averaged \$528,938; 1,938 sales were reported in the 23 North districts and averaged \$430,240; and 2,241 sales were reported in TREB's 21 East districts and averaged \$310,724. ■

NEIGHBOURHOOD CORNER

Brampton

Sales for Brampton thus far in 2008 totalled 3,254, down 10 per cent from 3,602 recorded during May of 2007. Of these, 1,774 were detached homes which averaged \$367,116, a three per cent increase over the \$354,834 recorded during the January to May period of 2007. In addition, 719 semis were transacted in Brampton so far this year, averaging \$287,972, up five per cent over 2007. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



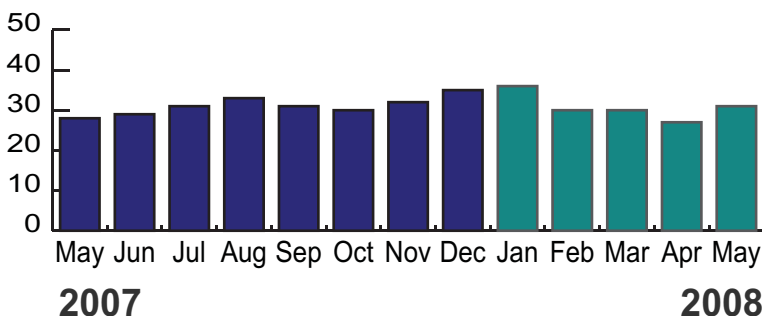
Dwelling Type	Sales	%	Median
Detached	4,508	98	\$415,000
Semi-Detached	1,224	99	\$334,250
Condo Townhouse	783	98	\$254,000
Condo Apt	2,041	98	\$245,900
Link	180	98	\$327,750
Att/Row/Twnhouse	645	98	\$312,000
Co-op Apt	17	98	\$212,000
Det Condo	13	98	\$295,000

Housing Market Indicators

	May 2007	May 2008	%Change
Sales	11,146	9,411	(-16%)
New Listings	17,399	18,715	(+8%)
Active Listings*	23,739	27,267	(+15%)

* All figures for single-family dwellings.

DAYS ON MARKET



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Price Category Breakdown - May 2008

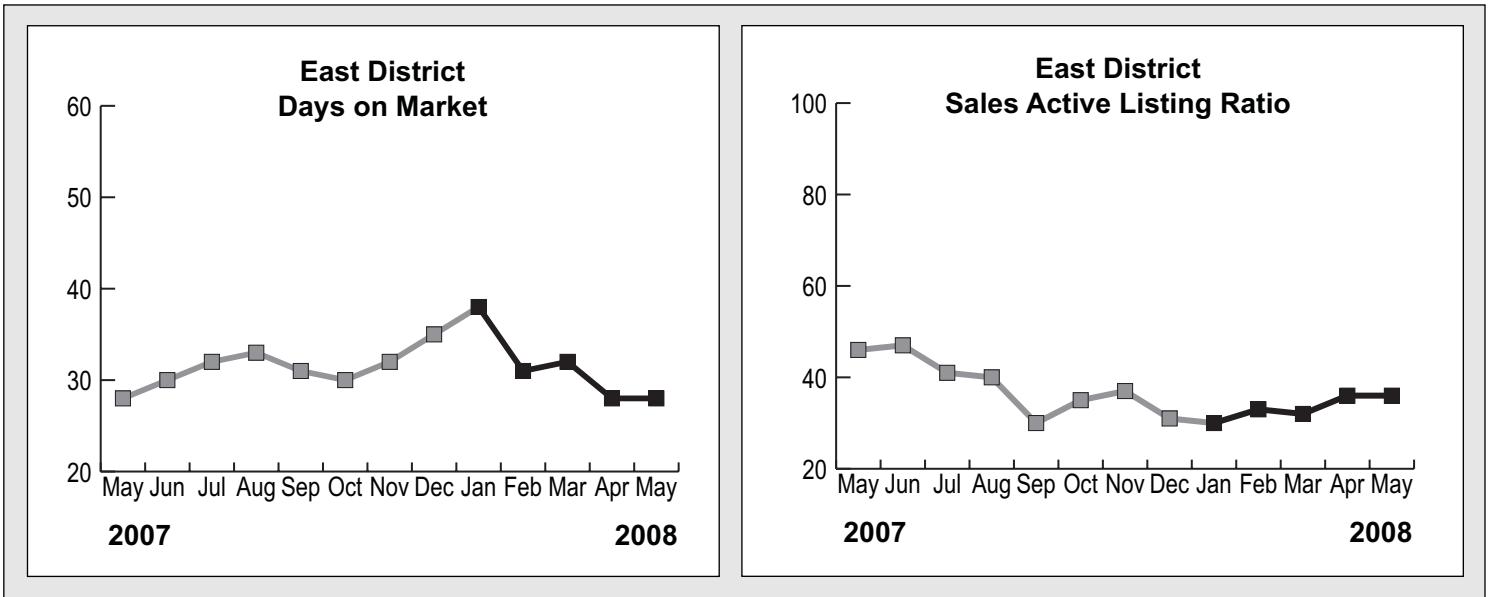
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	27	0.3	21	1.0	2	0.3
\$90,001 - \$100,000	21	0.2	17	0.8	4	0.5
\$100,001 - \$110,000	26	0.3	17	0.8	7	0.9
\$110,001 - \$120,000	31	0.3	24	1.2	6	0.8
\$120,001 - \$130,000	38	0.4	31	1.5	3	0.4
\$130,001 - \$140,000	48	0.5	35	1.7	4	0.5
\$140,001 - \$150,000	80	0.9	49	2.4	19	2.4
\$150,001 - \$160,000	100	1.1	59	2.9	23	2.9
\$160,001 - \$170,000	116	1.2	71	3.5	25	3.2
\$170,001 - \$180,000	166	1.8	103	5.0	26	3.3
\$180,001 - \$190,000	184	2.0	112	5.5	34	4.3
\$190,001 - \$200,000	165	1.8	77	3.8	30	3.8
\$200,001 - \$225,000	439	4.7	195	9.6	93	11.9
\$225,001 - \$250,000	627	6.7	251	12.3	98	12.5
\$250,001 - \$300,000	1,481	15.7	397	19.5	185	23.6
\$300,001 - \$400,000	2,756	29.3	361	17.7	172	22.0
\$400,001 - \$500,000	1,387	14.7	126	6.2	28	3.6
\$500,001 - \$750,000	1,153	12.3	65	3.2	17	2.2
\$750,001 - \$1,000,000	308	3.3	20	1.0	5	0.6
\$1,000,001 - \$1,500,000	165	1.8	4	0.2	2	0.3
\$1,500,001 -	93	1.0	6	0.3	-	-
Total:	9,411	100	2,041	100	783	100

Current Month: May 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	166	205	109	\$49,135,468	\$450,784	\$410,525	14	105
E02	150	195	101	\$51,780,041	\$512,674	\$464,200	14	101
E03	321	305	165	\$63,948,010	\$387,564	\$380,000	19	101
E04	297	213	99	\$26,078,302	\$263,417	\$284,500	26	98
E05	303	232	135	\$40,733,076	\$301,726	\$266,500	28	98
E06	145	131	57	\$22,824,129	\$400,423	\$349,900	20	99
E07	320	233	116	\$32,862,914	\$283,301	\$270,000	26	97
E08	297	170	95	\$27,358,673	\$287,986	\$287,000	29	97
E09	356	230	133	\$32,061,050	\$241,061	\$230,000	27	98
E10	172	123	59	\$21,101,350	\$357,650	\$334,250	22	98
E11	422	244	121	\$31,314,938	\$258,801	\$249,000	41	96
E12	82	55	38	\$11,137,315	\$293,087	\$282,000	18	98
E13	329	214	121	\$39,162,569	\$323,658	\$310,000	26	98
E14	542	367	190	\$58,197,850	\$306,304	\$290,000	30	98
E15	456	348	178	\$53,418,489	\$300,104	\$288,000	30	98
E16	859	519	256	\$57,556,745	\$224,831	\$215,500	35	98
E17	393	276	163	\$41,013,190	\$251,615	\$234,000	39	98
E18	37	11	5	\$6,247,000	\$1,249,400	\$1,190,000	65	97
E19	151	87	33	\$10,738,500	\$325,409	\$325,000	24	98
E20	162	88	30	\$8,388,900	\$279,630	\$243,450	40	98
E21	226	84	37	\$11,275,075	\$304,732	\$265,000	39	97
Total	6,186	4,330	2,241	\$696,333,584	\$310,724	\$287,000	28	98

Year-to-Date: May 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	679	386	\$171,303,113	\$443,790	\$425,600	17	104
E02	613	335	\$180,933,259	\$540,099	\$475,000	15	101
E03	1,105	596	\$229,062,873	\$384,334	\$378,500	82	102
E04	769	379	\$99,758,315	\$263,215	\$279,000	30	98
E05	837	452	\$133,674,147	\$295,739	\$265,250	31	97
E06	467	235	\$94,686,779	\$402,922	\$335,000	22	99
E07	833	420	\$116,035,220	\$276,274	\$246,000	32	98
E08	773	386	\$114,986,120	\$297,892	\$283,000	37	98
E09	966	478	\$113,699,576	\$237,865	\$225,995	35	97
E10	458	209	\$74,963,460	\$358,677	\$344,900	27	98
E11	1,027	434	\$112,492,815	\$259,200	\$253,500	40	97
E12	240	109	\$31,603,903	\$289,944	\$275,000	25	98
E13	916	441	\$137,677,176	\$312,193	\$297,000	30	98
E14	1,597	737	\$221,642,688	\$300,736	\$281,000	31	98
E15	1,412	709	\$210,539,192	\$296,952	\$282,000	29	98
E16	2,270	1,047	\$229,223,973	\$218,934	\$207,500	36	97
E17	1,229	624	\$151,578,252	\$242,914	\$230,000	35	98
E18	57	16	\$14,464,000	\$904,000	\$652,500	43	97
E19	399	161	\$54,105,282	\$336,058	\$308,000	30	98
E20	298	107	\$29,961,400	\$280,013	\$259,500	44	97
E21	410	147	\$46,552,125	\$316,681	\$290,000	48	97
Total	17,355	8,408	\$2,568,943,668	\$305,536	\$278,000	35	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	41	24	\$537,149	\$500,800	58.5	104	E01	70	62	\$437,589	\$414,800	88.6	106
E02	59	36	\$665,516	\$586,500	61.0	101	E02	48	48	\$444,614	\$431,350	100.0	101
E03	160	82	\$439,961	\$390,000	51.3	102	E03	38	49	\$411,661	\$411,000	129.0	102
E04	153	42	\$324,544	\$328,000	27.5	99	E04	11	8	\$259,213	\$255,100	72.7	97
E05	108	37	\$456,573	\$458,888	34.3	99	E05	12	7	\$347,400	\$340,500	58.3	99
E06	110	42	\$439,034	\$367,000	38.2	99	E06	16	9	\$281,022	\$277,000	56.3	98
E07	117	32	\$416,340	\$391,000	27.4	97	E07	20	12	\$311,932	\$317,500	60.0	98
E08	153	58	\$364,137	\$339,500	37.9	98	E08	16	3	\$269,633	\$269,900	18.8	98
E09	125	48	\$317,131	\$312,000	38.4	99	E09	18	4	\$279,938	\$279,125	22.2	98
E10	130	38	\$412,417	\$400,000	29.2	98	E10	5	5	\$320,650	\$332,000	100.0	98
E11	152	40	\$332,420	\$317,250	26.3	96	E11	32	21	\$282,393	\$290,000	65.6	97
E12	59	26	\$318,808	\$298,000	44.1	99	E12	10	4	\$238,000	\$237,000	40.0	97
E13	195	63	\$403,166	\$365,000	32.3	98	E13	12	11	\$284,082	\$270,000	91.7	98
E14	385	145	\$327,787	\$322,500	37.7	98	E14	32	11	\$277,027	\$272,900	34.4	99
E15	317	124	\$332,624	\$319,450	39.1	98	E15	16	8	\$220,238	\$220,950	50.0	97
E16	640	172	\$249,259	\$243,250	26.9	98	E16	80	35	\$187,303	\$190,500	43.8	98
E17	260	98	\$289,011	\$263,500	37.7	98	E17	10	7	\$170,986	\$165,000	70.0	96
E18	37	5	\$1,249,400	\$1,190,000	13.5	97	E18	-	-	-	-	-	-
E19	142	25	\$352,300	\$345,000	17.6	98	E19	-	-	-	-	-	-
E20	142	27	\$284,811	\$244,900	19.0	98	E20	-	-	-	-	-	-
E21	225	35	\$307,345	\$268,000	15.6	96	E21	-	-	-	-	-	-

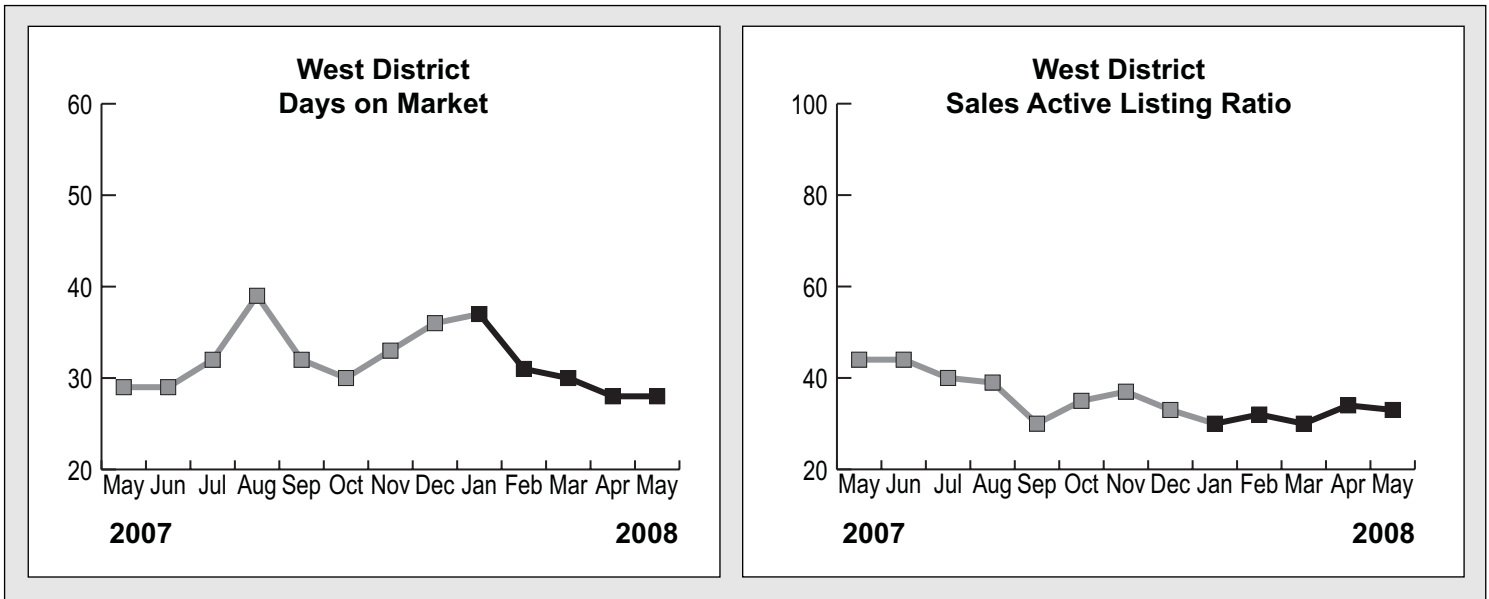
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	30	6	\$418,050	\$362,450	20.0	100	E01	-	-	-	-	-	-
E02	22	10	\$374,900	\$349,500	45.5	99	E02	-	-	-	-	-	-
E03	103	28	\$206,528	\$162,750	27.2	98	E03	-	-	-	-	-	-
E04	106	28	\$165,227	\$171,500	26.4	97	E04	-	-	-	-	-	-
E05	122	52	\$212,382	\$209,750	42.6	97	E05	8	6	\$350,867	\$354,500	75.0	99
E06	10	3	\$265,000	\$208,000	30.0	97	E06	-	-	-	-	-	-
E07	139	44	\$182,878	\$184,750	31.7	97	E07	20	6	\$340,450	\$340,950	30.0	98
E08	81	28	\$150,761	\$149,000	34.6	96	E08	-	-	-	-	-	-
E09	163	64	\$196,239	\$196,500	39.3	98	E09	-	-	-	-	-	-
E10	11	4	\$138,850	\$137,750	36.4	97	E10	2	1	\$225,000	\$225,000	50.0	100
E11	102	22	\$136,473	\$141,250	21.6	96	E11	7	4	\$279,000	\$263,000	57.1	96
E12	2	-	-	-	-	-	E12	-	2	\$305,000	\$305,000	-	99
E13	17	12	\$216,667	\$183,750	70.6	98	E13	6	3	\$254,333	\$250,000	50.0	98
E14	17	10	\$170,940	\$165,250	58.8	99	E14	9	1	\$235,000	\$235,000	11.1	98
E15	28	6	\$244,317	\$235,000	21.4	99	E15	17	5	\$287,960	\$290,000	29.4	98
E16	32	10	\$195,050	\$179,500	31.3	96	E16	17	4	\$218,250	\$202,500	23.5	97
E17	20	8	\$144,813	\$148,000	40.0	97	E17	51	21	\$231,966	\$237,000	41.2	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	-	-	-	-	-
E20	12	-	-	-	-	-	E20	3	3	\$233,000	\$239,000	100.0	97
E21	-	-	-	-	-	-	E21	1	2	\$259,000	\$259,000	200.0	98

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	3	\$337,033	\$295,000	100.0	102	E01	-	-	-	-	-	-
E02	7	2	\$348,000	\$348,000	28.6	111	E02	-	-	-	-	-	-
E03	7	3	\$191,000	\$167,000	42.9	97	E03	-	-	-	-	-	-
E04	21	17	\$254,853	\$245,000	81.0	97	E04	-	-	-	-	-	-
E05	48	30	\$241,407	\$243,750	62.5	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	1	-	-	-	-	-
E07	19	13	\$240,632	\$233,310	68.4	98	E07	-	-	-	-	-	-
E08	35	5	\$180,500	\$170,000	14.3	96	E08	1	-	-	-	-	-
E09	46	14	\$170,764	\$190,500	30.4	95	E09	-	-	-	-	-	-
E10	14	5	\$239,190	\$218,000	35.7	98	E10	-	-	-	-	-	-
E11	76	17	\$206,182	\$209,000	22.4	96	E11	9	2	\$248,000	\$248,000	22.2	98
E12	8	6	\$214,383	\$222,650	75.0	98	E12	-	-	-	-	-	-
E13	56	20	\$214,480	\$197,250	35.7	98	E13	-	-	-	-	-	-
E14	30	8	\$221,738	\$213,000	26.7	97	E14	2	-	-	-	-	-
E15	34	18	\$191,378	\$194,750	52.9	98	E15	-	1	\$220,000	\$220,000	-	97
E16	62	26	\$133,144	\$139,000	41.9	97	E16	-	-	-	-	-	-
E17	14	6	\$163,833	\$154,500	42.9	97	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	5	-	-	-	-	-	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	22	14	\$399,571	\$389,000	63.6	102
E02	2	-	-	-	-	-	E02	12	5	\$407,000	\$395,000	41.7	99
E03	3	-	-	-	-	-	E03	10	3	\$448,000	\$490,000	30.0	99
E04	2	-	-	-	-	-	E04	4	4	\$353,725	\$353,450	100.0	99
E05	-	-	-	-	-	-	E05	5	3	\$338,933	\$325,000	60.0	98
E06	-	-	-	-	-	-	E06	7	3	\$353,500	\$357,000	42.9	97
E07	-	-	-	-	-	-	E07	5	9	\$286,589	\$282,000	180.0	97
E08	-	-	-	-	-	-	E08	11	1	\$306,000	\$306,000	9.1	96
E09	1	2	\$222,000	\$222,000	200.0	99	E09	3	1	\$325,000	\$325,000	33.3	97
E10	-	-	-	-	-	-	E10	10	6	\$308,317	\$313,950	60.0	99
E11	1	-	-	-	-	-	E11	43	15	\$264,560	\$262,500	34.9	98
E12	-	-	-	-	-	-	E12	3	-	-	-	-	-
E13	-	-	-	-	-	-	E13	43	12	\$248,800	\$250,500	27.9	98
E14	-	-	-	-	-	-	E14	67	15	\$260,213	\$265,000	22.4	98
E15	-	-	-	-	-	-	E15	44	16	\$240,044	\$237,500	36.4	99
E16	-	-	-	-	-	-	E16	28	9	\$204,811	\$194,900	32.1	99
E17	1	-	-	-	-	-	E17	37	23	\$194,800	\$192,500	62.2	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	8	\$241,375	\$239,000	160.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: May 2008								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	138	115	77	\$37,234,849	\$483,569	\$449,000	19	101
W02	182	161	88	\$42,937,480	\$487,926	\$459,000	14	103
W03	262	173	86	\$25,641,250	\$298,154	\$292,300	31	98
W04	258	149	72	\$20,627,750	\$286,497	\$290,500	31	97
W05	687	292	101	\$28,436,800	\$281,552	\$302,000	45	96
W06	346	243	106	\$41,064,528	\$387,401	\$351,000	27	99
W07	164	130	68	\$32,338,065	\$475,560	\$438,250	21	98
W08	362	279	148	\$86,030,300	\$581,286	\$462,000	26	98
W09	204	96	52	\$18,813,350	\$361,795	\$362,500	27	97
W10	543	270	117	\$29,784,476	\$254,568	\$282,000	40	97
W12	329	214	93	\$42,416,475	\$456,091	\$390,000	25	98
W13	282	182	89	\$55,056,112	\$618,608	\$400,000	26	97
W14	142	105	83	\$28,209,850	\$339,878	\$340,000	25	98
W15	670	437	232	\$59,571,450	\$256,773	\$233,000	28	98
W16	218	176	106	\$41,615,400	\$392,598	\$345,750	26	98
W17	1	1	-	-	-	-	-	-
W18	181	89	44	\$11,623,100	\$264,161	\$281,250	32	97
W19	666	554	269	\$100,667,945	\$374,230	\$362,000	25	98
W20	736	624	352	\$131,877,331	\$374,652	\$351,750	23	98
W21	533	374	181	\$98,992,800	\$546,922	\$452,500	31	98
W22	320	272	121	\$42,379,278	\$350,242	\$332,000	24	99
W23	1,508	1,027	479	\$149,569,622	\$312,254	\$302,500	27	98
W24	1,218	807	348	\$113,676,152	\$326,656	\$318,850	31	98
W25	197	103	49	\$17,475,101	\$356,635	\$302,500	25	102
W26	36	13	8	\$5,112,000	\$639,000	\$646,500	34	99
W27	278	184	99	\$37,106,228	\$374,810	\$366,000	29	98
W28	323	182	89	\$46,620,600	\$523,827	\$425,000	34	98
W29	144	111	69	\$22,478,738	\$325,779	\$290,000	24	98
Total	10,928	7,363	3,626	\$1,367,357,030	\$377,098	\$331,000	28	98



Year-to-Date: May 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	461	265	\$131,779,295	\$497,280	\$452,000	21	102
W02	594	338	\$162,073,393	\$479,507	\$427,830	18	103
W03	721	333	\$97,842,025	\$293,820	\$294,100	34	98
W04	641	298	\$84,506,655	\$283,579	\$285,000	39	97
W05	1,316	393	\$107,285,649	\$272,991	\$292,000	48	96
W06	941	477	\$177,191,588	\$371,471	\$348,500	30	99
W07	487	250	\$115,958,075	\$463,832	\$438,400	23	99
W08	1,022	506	\$285,869,413	\$564,959	\$443,000	26	98
W09	468	208	\$69,466,250	\$333,972	\$336,000	36	97
W10	1,171	438	\$109,213,666	\$249,346	\$260,000	41	97
W12	831	363	\$174,516,435	\$480,762	\$393,500	28	98
W13	724	354	\$190,718,009	\$538,751	\$371,000	31	97
W14	471	263	\$82,263,575	\$312,789	\$310,000	29	97
W15	1,792	843	\$206,192,448	\$244,594	\$220,000	34	97
W16	709	358	\$132,938,563	\$371,337	\$330,000	26	98
W17	3	-	-	-	-	-	-
W18	393	136	\$35,340,552	\$259,857	\$271,150	36	97
W19	2,050	1,018	\$368,175,922	\$361,666	\$355,000	26	98
W20	2,444	1,262	\$463,747,544	\$367,470	\$350,000	24	98
W21	1,398	630	\$338,622,190	\$537,496	\$427,750	31	98
W22	911	454	\$158,617,739	\$349,378	\$325,800	25	99
W23	4,193	1,889	\$589,427,274	\$312,031	\$302,000	30	98
W24	3,225	1,365	\$440,679,324	\$322,842	\$313,000	32	98
W25	446	217	\$74,853,024	\$344,945	\$302,500	33	99
W26	55	21	\$15,907,300	\$757,490	\$678,500	59	97
W27	684	352	\$132,683,742	\$376,942	\$350,000	33	98
W28	677	310	\$152,701,379	\$492,585	\$420,000	37	98
W29	476	290	\$86,188,587	\$297,202	\$282,750	28	98
Total	29,304	13,631	\$4,984,759,616	\$365,693	\$323,000	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	
W01	44	27	\$693,819	\$621,000	61.4	100	W01	26	13	\$518,585	\$565,000	50.0	103	
W02	85	40	\$586,049	\$589,000	47.1	102	W02	48	33	\$431,779	\$407,000	68.8	105	
W03	141	47	\$309,050	\$305,000	33.3	98	W03	68	20	\$330,405	\$320,000	29.4	98	
W04	135	38	\$392,153	\$353,500	28.2	98	W04	17	1	\$269,000	\$269,000	5.9	100	
W05	157	23	\$398,083	\$370,000	14.7	96	W05	157	38	\$308,932	\$305,000	24.2	96	
W06	92	37	\$467,126	\$386,250	40.2	99	W06	21	7	\$361,930	\$357,000	33.3	103	
W07	86	37	\$576,816	\$520,000	43.0	99	W07	3	-	-	-	-	-	-
W08	215	81	\$816,817	\$663,000	37.7	99	W08	8	6	\$397,167	\$407,000	75.0	97	
W09	64	24	\$487,000	\$490,000	37.5	98	W09	8	4	\$326,750	\$327,500	50.0	97	
W10	168	51	\$348,516	\$332,000	30.4	97	W10	16	6	\$294,833	\$294,000	37.5	98	
W12	220	48	\$590,341	\$522,500	21.8	98	W12	21	6	\$350,333	\$356,750	28.6	97	
W13	185	50	\$876,996	\$710,000	27.0	98	W13	25	20	\$307,566	\$304,500	80.0	97	
W14	53	28	\$485,677	\$474,500	52.8	98	W14	11	12	\$373,750	\$380,750	109.1	98	
W15	52	21	\$449,619	\$435,000	40.4	98	W15	27	17	\$359,788	\$365,000	63.0	97	
W16	114	48	\$500,865	\$422,500	42.1	98	W16	29	24	\$321,929	\$324,000	82.8	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	61	21	\$302,776	\$301,000	34.4	97	W18	69	11	\$275,073	\$277,000	15.9	97	
W19	287	102	\$488,182	\$471,000	35.5	98	W19	96	60	\$358,373	\$361,250	62.5	98	
W20	346	150	\$481,698	\$451,500	43.4	98	W20	144	83	\$339,853	\$338,500	57.6	98	
W21	374	127	\$643,991	\$509,000	34.0	98	W21	25	8	\$345,325	\$342,000	32.0	99	
W22	172	55	\$417,245	\$405,000	32.0	98	W22	59	24	\$319,267	\$323,000	40.7	99	
W23	1,062	268	\$350,055	\$342,000	25.2	98	W23	240	114	\$285,325	\$285,500	47.5	98	
W24	777	182	\$389,423	\$388,000	23.4	98	W24	164	80	\$296,896	\$294,550	48.8	98	
W25	102	23	\$455,522	\$365,000	22.6	97	W25	8	1	\$269,501	\$269,501	12.5	101	
W26	35	8	\$639,000	\$646,500	22.9	99	W26	-	-	-	-	-	-	-
W27	241	74	\$415,137	\$395,000	30.7	98	W27	2	6	\$298,400	\$309,750	300.0	99	
W28	295	75	\$563,321	\$457,000	25.4	98	W28	6	11	\$307,864	\$312,000	183.3	98	
W29	117	52	\$349,684	\$312,500	44.4	98	W29	7	5	\$219,050	\$218,000	71.4	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	\$294,969	\$250,000	49.0	101	W01	-	-	-	-	-	-	-
W02	25	9	\$329,478	\$323,500	36.0	100	W02	-	-	-	-	-	-	-
W03	41	13	\$208,377	\$227,000	31.7	100	W03	-	-	-	-	-	-	-
W04	79	28	\$138,427	\$136,500	35.4	95	W04	-	-	-	-	-	-	-
W05	213	23	\$163,517	\$155,000	10.8	96	W05	1	-	-	-	-	-	-
W06	186	55	\$330,065	\$279,000	29.6	98	W06	-	-	-	-	-	-	-
W07	56	24	\$313,204	\$289,950	42.9	98	W07	-	-	-	-	-	-	-
W08	120	50	\$294,952	\$222,750	41.7	96	W08	-	-	-	-	-	-	-
W09	116	21	\$198,969	\$135,000	18.1	96	W09	-	-	-	-	-	-	-
W10	276	43	\$159,556	\$150,000	15.6	97	W10	2	-	-	-	-	-	-
W12	49	23	\$194,739	\$192,000	46.9	97	W12	-	-	-	-	-	-	-
W13	19	5	\$149,400	\$154,000	26.3	96	W13	-	-	-	-	-	-	-
W14	36	17	\$188,347	\$185,500	47.2	97	W14	-	2	\$358,500	\$358,500	-	97	
W15	488	160	\$217,815	\$211,250	32.8	97	W15	1	-	-	-	-	-	-
W16	27	12	\$280,792	\$184,000	44.4	98	W16	3	1	\$315,000	\$315,000	33.3	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	21	5	\$141,900	\$146,500	23.8	96	W18	-	-	-	-	-	-	-
W19	123	32	\$223,378	\$199,000	26.0	97	W19	10	4	\$360,000	\$362,000	40.0	98	
W20	49	27	\$197,307	\$188,000	55.1	98	W20	4	4	\$360,125	\$356,500	100.0	98	
W21	29	9	\$250,667	\$202,000	31.0	98	W21	4	1	\$299,000	\$299,000	25.0	99	
W22	2	1	\$310,000	\$310,000	50.0	98	W22	2	-	-	-	-	-	-
W23	33	14	\$213,879	\$225,950	42.4	97	W23	5	-	-	-	-	-	-
W24	106	26	\$159,608	\$157,400	24.5	96	W24	-	-	-	-	-	-	-
W25	40	7	\$264,986	\$205,000	17.5	126	W25	4	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	8	4	\$219,600	\$237,200	50.0	98	W27	-	-	-	-	-	-	-
W28	-	-	-	-	-	-	W28	1	1	\$340,000	\$340,000	100.0	100	
W29	12	7	\$317,286	\$359,900	58.3	100	W29	-	1	\$213,000	\$213,000	-	98	

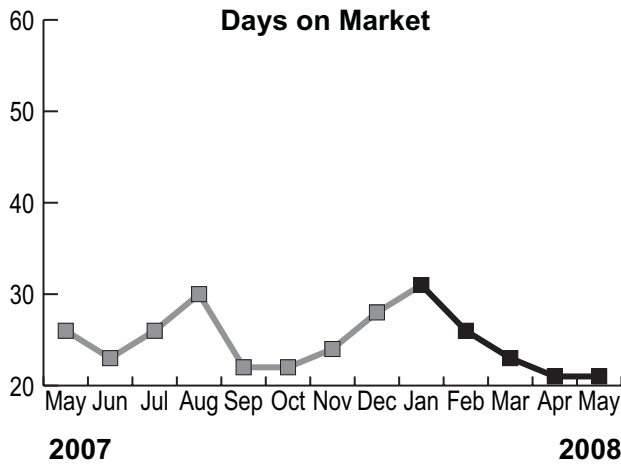
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	11	6	\$363,967	\$391,500	54.6	97	W01	-	-	-	-	-	-
W02	3	3	\$303,833	\$308,000	100.0	104	W02	-	-	-	-	-	-
W03	9	5	\$308,380	\$315,000	55.6	98	W03	-	-	-	-	-	-
W04	20	3	\$322,167	\$322,500	15.0	98	W04	-	-	-	-	-	-
W05	145	14	\$214,471	\$203,250	9.7	97	W05	-	-	-	-	-	-
W06	12	3	\$575,256	\$425,500	25.0	98	W06	-	-	-	-	-	-
W07	3	-	-	-	-	-	W07	-	-	-	-	-	-
W08	10	9	\$274,500	\$269,000	90.0	98	W08	-	-	-	-	-	-
W09	13	2	\$560,000	\$560,000	15.4	96	W09	-	-	-	-	-	-
W10	69	13	\$173,444	\$165,000	18.8	93	W10	-	-	-	-	-	-
W12	37	15	\$476,207	\$369,500	40.5	98	W12	1	-	-	-	-	-
W13	45	13	\$262,923	\$255,000	28.9	98	W13	1	1	\$890,000	\$890,000	100.0	99
W14	40	21	\$245,952	\$287,000	52.5	97	W14	-	-	-	-	-	-
W15	101	33	\$271,309	\$262,000	32.7	98	W15	-	-	-	-	-	-
W16	44	21	\$293,481	\$275,000	47.7	98	W16	-	-	-	-	-	-
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	6	\$209,583	\$190,000	23.1	97	W18	-	-	-	-	-	-
W19	126	50	\$275,998	\$284,500	39.7	98	W19	-	-	-	-	-	-
W20	142	62	\$262,283	\$260,000	43.7	98	W20	-	-	-	-	-	-
W21	39	11	\$312,536	\$267,200	28.2	97	W21	2	-	-	-	-	-
W22	12	6	\$220,750	\$215,000	50.0	101	W22	-	-	-	-	-	-
W23	77	37	\$220,346	\$226,000	48.1	98	W23	-	-	-	-	-	-
W24	107	31	\$199,298	\$191,000	29.0	97	W24	2	2	\$499,000	\$499,000	100.0	99
W25	16	7	\$237,614	\$219,000	43.8	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	18	10	\$227,040	\$203,500	55.6	99	W27	-	-	-	-	-	-
W28	4	-	-	-	-	-	W28	-	-	-	-	-	-
W29	6	2	\$168,450	\$168,450	33.3	99	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	1	\$164,000	\$164,000	-	91	W01	6	5	\$407,622	\$400,000	83.3	102
W02	4	-	-	-	-	-	W02	17	3	\$456,667	\$412,500	17.7	100
W03	-	-	-	-	-	-	W03	3	1	\$257,000	\$257,000	33.3	97
W04	-	-	-	-	-	-	W04	7	2	\$307,250	\$307,250	28.6	100
W05	12	1	\$80,000	\$80,000	8.3	96	W05	2	2	\$349,000	\$349,000	100.0	97
W06	5	-	-	-	-	-	W06	30	4	\$342,000	\$385,000	13.3	96
W07	2	-	-	-	-	-	W07	14	7	\$497,000	\$492,000	50.0	98
W08	2	2	\$133,500	\$133,500	100.0	98	W08	7	-	-	-	-	-
W09	2	-	-	-	-	-	W09	1	1	\$520,000	\$520,000	100.0	97
W10	3	1	\$142,500	\$142,500	33.3	92	W10	9	3	\$327,667	\$325,000	33.3	97
W12	-	-	-	-	-	-	W12	1	1	\$356,000	\$356,000	100.0	98
W13	-	-	-	-	-	-	W13	7	-	-	-	-	-
W14	-	-	-	-	-	-	W14	2	3	\$347,333	\$341,000	150.0	99
W15	1	1	\$209,500	\$209,500	100.0	97	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	4	1	\$272,000	\$272,000	25.0	99
W19	-	-	-	-	-	-	W19	24	21	\$332,524	\$329,000	87.5	98
W20	-	-	-	-	-	-	W20	51	26	\$322,519	\$318,250	51.0	98
W21	-	-	-	-	-	-	W21	60	25	\$338,020	\$329,000	41.7	98
W22	-	-	-	-	-	-	W22	73	35	\$289,540	\$289,800	48.0	99
W23	-	-	-	-	-	-	W23	91	46	\$262,623	\$260,000	50.6	98
W24	1	-	-	-	-	-	W24	61	27	\$286,052	\$296,000	44.3	98
W25	-	-	-	-	-	-	W25	27	11	\$291,855	\$293,500	40.7	98
W26	-	-	-	-	-	-	W26	1	-	-	-	-	-
W27	-	-	-	-	-	-	W27	9	5	\$289,380	\$283,000	55.6	99
W28	-	-	-	-	-	-	W28	17	2	\$322,500	\$322,500	11.8	97
W29	-	-	-	-	-	-	W29	2	2	\$214,500	\$214,500	100.0	97

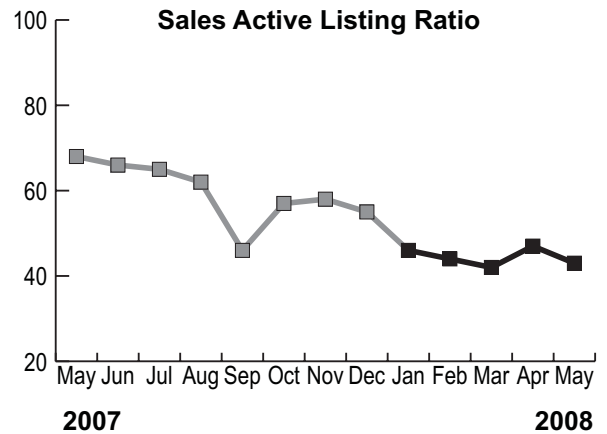
Current Month: May 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	777	614	387	\$151,773,419	\$392,179	\$333,000	22	100
C02	223	186	92	\$68,547,553	\$745,082	\$517,500	21	103
C03	168	145	76	\$66,260,088	\$871,843	\$571,000	22	101
C04	361	297	117	\$91,712,475	\$783,867	\$720,000	19	99
C06	91	62	24	\$12,590,000	\$524,583	\$485,000	26	98
C07	316	234	116	\$47,023,920	\$405,379	\$335,000	26	98
C08	297	263	147	\$52,178,663	\$354,957	\$305,000	18	101
C09	100	77	41	\$38,056,650	\$928,211	\$745,000	18	101
C10	177	176	108	\$88,039,679	\$815,182	\$628,250	15	100
C11	116	82	37	\$22,997,200	\$621,546	\$549,000	24	99
C12	200	119	41	\$44,610,600	\$1,088,063	\$965,000	19	99
C13	141	108	70	\$24,237,100	\$346,244	\$303,000	25	98
C14	453	367	214	\$83,444,534	\$389,928	\$321,750	22	99
C15	330	300	136	\$58,001,848	\$426,484	\$365,000	21	98
Total	3,750	3,030	1,606	\$849,473,729	\$528,938	\$380,500	21	100

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: May 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,516	1,482	\$558,801,779	\$377,059	\$327,000	23	100
C02	704	336	\$247,844,708	\$737,633	\$548,250	22	102
C03	485	250	\$197,232,299	\$788,929	\$479,000	26	101
C04	980	472	\$357,075,693	\$756,516	\$725,500	23	100
C06	221	105	\$51,648,600	\$491,891	\$455,000	29	98
C07	938	532	\$205,290,290	\$385,884	\$316,268	27	98
C08	927	519	\$192,550,367	\$371,003	\$320,000	21	101
C09	277	152	\$166,700,075	\$1,096,711	\$869,500	23	101
C10	624	357	\$263,916,767	\$739,263	\$599,000	18	101
C11	337	171	\$94,353,962	\$551,778	\$475,000	23	101
C12	446	159	\$204,197,081	\$1,284,258	\$965,000	30	98
C13	504	288	\$103,414,550	\$359,078	\$323,500	26	99
C14	1,427	800	\$313,352,051	\$391,690	\$318,500	25	99
C15	979	523	\$209,643,910	\$400,849	\$346,000	25	99
Total	11,365	6,146	\$3,166,022,132	\$515,135	\$369,000	24	100

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	15	5	\$596,700	\$489,000	33.3	105	C01	41	21	\$609,429	\$633,000	51.2	100
C02	53	24	\$1,038,078	\$847,500	45.3	102	C02	60	32	\$646,758	\$510,000	53.3	105
C03	105	41	\$1,176,012	\$765,500	39.1	102	C03	29	16	\$392,500	\$365,500	55.2	101
C04	271	76	\$980,173	\$876,500	28.0	99	C04	8	13	\$615,300	\$579,000	162.5	102
C06	69	17	\$617,471	\$540,000	24.6	98	C06	2	1	\$419,000	\$419,000	50.0	100
C07	164	34	\$633,015	\$556,500	20.7	97	C07	13	4	\$426,725	\$425,000	30.8	98
C08	3	1	\$1,239,000	\$1,239,000	33.3	109	C08	18	8	\$619,041	\$645,163	44.4	100
C09	45	19	\$1,339,211	\$1,320,000	42.2	101	C09	4	2	\$1,735,000	\$1,735,000	50.0	106
C10	83	51	\$1,170,380	\$835,000	61.5	100	C10	29	20	\$598,691	\$581,000	69.0	102
C11	32	15	\$1,024,867	\$925,000	46.9	101	C11	5	7	\$552,043	\$501,000	140.0	102
C12	158	31	\$1,273,035	\$1,175,000	19.6	99	C12	-	1	\$435,000	\$435,000	-	99
C13	40	13	\$604,692	\$600,000	32.5	99	C13	11	9	\$375,822	\$370,000	81.8	98
C14	158	38	\$763,534	\$647,500	24.1	99	C14	2	-	-	-	-	-
C15	123	37	\$705,155	\$607,500	30.1	99	C15	42	20	\$401,419	\$410,500	47.6	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	628	302	\$372,648	\$319,950	48.1	100	C01	-	-	-	-	-	-
C02	85	25	\$556,600	\$400,500	29.4	101	C02	-	-	-	-	-	-
C03	21	17	\$593,799	\$499,000	81.0	99	C03	-	-	-	-	-	-
C04	58	24	\$318,415	\$294,000	41.4	98	C04	-	-	-	-	-	-
C06	19	6	\$279,000	\$255,000	31.6	96	C06	-	-	-	-	-	-
C07	110	68	\$288,750	\$284,750	61.8	98	C07	-	-	-	-	-	-
C08	238	120	\$314,749	\$292,500	50.4	101	C08	-	-	-	-	-	-
C09	36	18	\$448,258	\$407,500	50.0	100	C09	-	-	-	-	-	-
C10	52	32	\$438,394	\$365,000	61.5	100	C10	-	-	-	-	-	-
C11	58	12	\$184,408	\$155,500	20.7	97	C11	-	-	-	-	-	-
C12	24	4	\$379,000	\$387,500	16.7	96	C12	-	-	-	-	-	-
C13	77	43	\$266,028	\$244,000	55.8	98	C13	-	-	-	-	-	-
C14	254	161	\$299,555	\$286,000	63.4	99	C14	-	-	-	-	-	-
C15	113	50	\$302,150	\$260,250	44.3	97	C15	1	3	\$357,000	\$358,000	300.0	97

Condo Townhouse

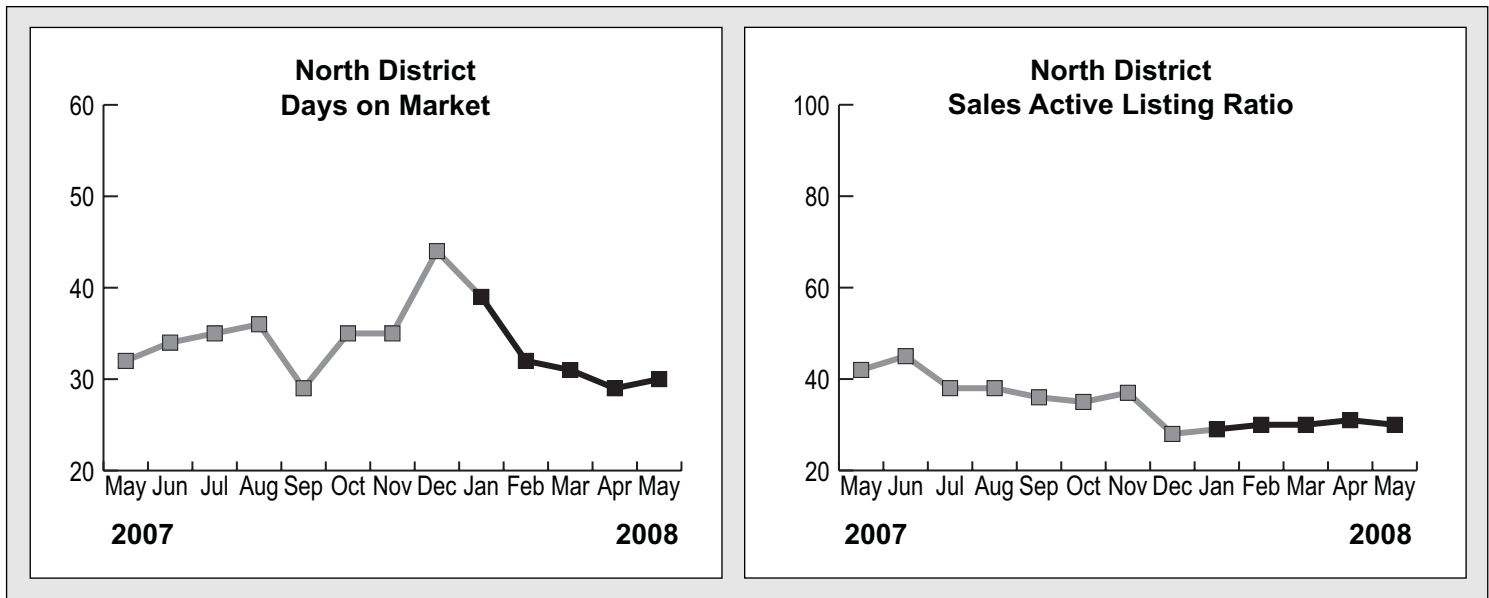
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	60	36	\$348,322	\$343,750	60.0	101	C01	-	-	-	-	-	-
C02	8	1	\$441,000	\$441,000	12.5	108	C02	-	-	-	-	-	-
C03	1	1	\$1,406,000	\$1,406,000	100.0	104	C03	-	-	-	-	-	-
C04	5	3	\$405,000	\$289,000	60.0	99	C04	-	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	22	9	\$405,278	\$336,000	40.9	99	C07	-	-	-	-	-	-
C08	10	7	\$329,771	\$305,000	70.0	101	C08	-	-	-	-	-	-
C09	5	-	-	-	-	-	C09	-	-	-	-	-	-
C10	12	1	\$260,000	\$260,000	8.3	97	C10	-	-	-	-	-	-
C11	18	1	\$138,000	\$138,000	5.6	96	C11	-	-	-	-	-	-
C12	18	5	\$639,100	\$585,000	27.8	100	C12	-	-	-	-	-	-
C13	2	4	\$279,875	\$243,250	200.0	98	C13	-	-	-	-	-	-
C14	26	13	\$412,758	\$410,000	50.0	98	C14	-	-	-	-	-	-
C15	51	26	\$296,315	\$283,500	51.0	99	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	1	\$235,000	\$235,000	50.0	98	C01	31	22	\$485,345	\$483,250	71.0	100
C02	2	2	\$285,950	\$285,950	100.0	104	C02	15	8	\$1,001,188	\$755,000	53.3	106
C03	7	1	\$263,000	\$263,000	14.3	100	C03	5	-	-	-	-	-
C04	12	-	-	-	-	-	C04	7	1	\$363,500	\$363,500	14.3	99
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	6	1	\$512,000	\$512,000	16.7	98
C08	3	1	\$280,000	\$280,000	33.3	94	C08	25	10	\$562,900	\$544,500	40.0	98
C09	8	2	\$536,500	\$536,500	25.0	103	C09	2	-	-	-	-	-
C10	1	1	\$169,900	\$169,900	100.0	100	C10	-	3	\$639,333	\$715,000	-	99
C11	-	-	-	-	-	-	C11	3	2	\$704,500	\$704,500	66.7	99
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	10	1	\$435,000	\$435,000	10.0	99
C14	4	1	\$261,000	\$261,000	25.0	97	C14	9	1	\$575,000	\$575,000	11.1	96
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: May 2008									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	244	160	66	\$31,586,400	\$478,582	\$481,500	27	98	
N02	274	198	123	\$51,391,300	\$417,815	\$369,000	28	98	
N03	618	473	241	\$109,790,172	\$455,561	\$390,000	25	98	
N04	392	303	129	\$62,414,668	\$483,835	\$460,000	22	98	
N05	293	180	86	\$42,286,000	\$491,698	\$468,250	30	98	
N06	310	195	97	\$42,042,377	\$433,427	\$382,000	34	98	
N07	371	264	140	\$49,908,155	\$356,487	\$325,000	31	98	
N08	808	496	248	\$113,889,550	\$459,232	\$427,500	25	97	
N10	289	211	102	\$42,510,360	\$416,768	\$396,500	21	98	
N11	756	611	292	\$140,046,337	\$479,611	\$421,150	23	98	
N12	145	88	46	\$19,694,674	\$428,145	\$401,000	34	97	
N13	109	33	14	\$8,967,000	\$640,500	\$540,000	77	97	
N14	172	57	15	\$13,273,900	\$884,927	\$549,000	61	96	
N15	112	55	24	\$10,467,800	\$436,158	\$381,450	33	97	
N16	213	111	33	\$12,241,799	\$370,964	\$354,000	26	97	
N17	381	170	75	\$19,407,350	\$258,765	\$245,000	43	98	
N18	166	78	40	\$13,838,190	\$345,955	\$287,500	49	97	
N19	219	103	56	\$18,927,500	\$337,991	\$267,950	46	97	
N20	46	20	8	\$3,790,000	\$473,750	\$450,000	91	96	
N21	42	16	15	\$5,270,000	\$351,333	\$347,000	43	97	
N22	84	37	33	\$8,451,750	\$256,114	\$255,000	32	98	
N23	235	93	36	\$9,378,650	\$260,518	\$244,000	45	97	
N24	124	40	19	\$4,230,400	\$222,653	\$187,000	43	97	
Total	6,403	3,992	1,938	\$833,804,332	\$430,240	\$387,000	30	98	



Year-to-Date: May 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	604	275	\$135,563,946	\$492,960	\$436,000	33	97
N02	840	438	\$187,633,914	\$428,388	\$376,750	29	98
N03	1,809	913	\$390,426,095	\$427,630	\$382,000	26	98
N04	1,053	472	\$226,822,580	\$480,556	\$456,500	26	98
N05	806	347	\$171,087,364	\$493,047	\$480,000	31	98
N06	758	352	\$154,645,632	\$439,334	\$381,500	30	98
N07	1,047	529	\$184,004,956	\$347,835	\$329,900	30	98
N08	2,127	899	\$418,837,777	\$465,893	\$420,000	27	98
N10	763	345	\$146,476,186	\$424,569	\$406,000	24	98
N11	2,101	1,005	\$459,563,495	\$457,277	\$415,000	25	98
N12	371	153	\$67,054,329	\$438,264	\$386,000	36	97
N13	157	42	\$28,777,740	\$685,184	\$658,750	73	96
N14	260	68	\$49,777,200	\$732,018	\$570,000	53	96
N15	216	92	\$38,711,344	\$420,775	\$379,500	39	98
N16	384	123	\$46,914,899	\$381,422	\$343,000	44	97
N17	798	334	\$89,012,207	\$266,504	\$251,500	41	97
N18	362	162	\$50,500,990	\$311,735	\$285,000	39	98
N19	405	183	\$55,202,833	\$301,655	\$263,000	54	97
N20	69	30	\$14,344,500	\$478,150	\$472,250	89	97
N21	68	40	\$13,894,000	\$347,350	\$342,500	56	98
N22	196	103	\$26,518,974	\$257,466	\$245,000	41	97
N23	408	154	\$39,405,038	\$255,877	\$235,500	48	97
N24	187	65	\$14,602,930	\$224,660	\$195,000	49	96
Total	15,789	7,124	\$3,009,778,929	\$422,484	\$380,000	31	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	143	35	\$629,231	\$587,400	24.5	98	N01	6	4	\$357,000	\$351,500	66.7	98
N02	134	47	\$589,683	\$483,000	35.1	98	N02	-	1	\$398,000	\$398,000	-	100
N03	307	99	\$668,468	\$610,000	32.3	97	N03	23	10	\$404,570	\$422,500	43.5	99
N04	280	89	\$544,636	\$515,000	31.8	98	N04	34	9	\$356,000	\$330,000	26.5	100
N05	233	55	\$567,040	\$530,000	23.6	98	N05	16	7	\$345,414	\$348,000	43.8	98
N06	219	55	\$529,065	\$427,000	25.1	98	N06	21	10	\$307,020	\$292,000	47.6	99
N07	236	82	\$413,128	\$387,500	34.8	98	N07	47	24	\$294,850	\$302,250	51.1	99
N08	540	158	\$522,439	\$488,500	29.3	97	N08	95	41	\$373,088	\$375,000	43.2	98
N10	171	53	\$484,522	\$482,000	31.0	97	N10	8	3	\$337,333	\$328,000	37.5	95
N11	499	162	\$575,356	\$525,800	32.5	98	N11	58	35	\$361,133	\$350,500	60.3	99
N12	125	40	\$447,757	\$416,750	32.0	97	N12	8	3	\$324,000	\$327,000	37.5	98
N13	107	14	\$640,500	\$540,000	13.1	97	N13	-	-	-	-	-	-
N14	167	15	\$884,927	\$549,000	9.0	96	N14	-	-	-	-	-	-
N15	105	21	\$465,252	\$479,000	20.0	97	N15	-	-	-	-	-	-
N16	186	30	\$385,530	\$361,000	16.1	97	N16	-	-	-	-	-	-
N17	345	66	\$265,084	\$254,950	19.1	98	N17	2	3	\$223,600	\$232,900	150.0	98
N18	134	20	\$430,440	\$348,500	14.9	96	N18	4	3	\$233,333	\$235,000	75.0	97
N19	148	34	\$392,291	\$288,000	23.0	97	N19	10	2	\$223,600	\$223,600	20.0	97
N20	46	8	\$473,750	\$450,000	17.4	96	N20	-	-	-	-	-	-
N21	42	15	\$351,333	\$347,000	35.7	97	N21	-	-	-	-	-	-
N22	73	25	\$270,710	\$260,750	34.3	98	N22	-	-	-	-	-	-
N23	225	31	\$268,940	\$251,000	13.8	97	N23	-	-	-	-	-	-
N24	113	16	\$225,400	\$189,750	14.2	98	N24	3	1	\$164,000	\$164,000	33.3	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
N01	29	15	\$263,833	\$260,000	51.7	98	N01	13	4	\$404,825	\$399,750	30.8	96
N02	105	52	\$282,365	\$275,500	49.5	97	N02	5	5	\$360,640	\$360,200	100.0	99
N03	167	69	\$242,668	\$235,000	41.3	97	N03	10	2	\$491,500	\$491,500	20.0	101
N04	25	6	\$221,633	\$209,000	24.0	98	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	8	6	\$406,500	\$403,750	75.0	97
N06	5	4	\$298,250	\$291,500	80.0	99	N06	1	2	\$317,500	\$317,500	200.0	102
N07	28	8	\$207,750	\$185,000	28.6	96	N07	3	1	\$305,000	\$305,000	33.3	97
N08	69	17	\$303,429	\$302,500	24.6	97	N08	1	-	-	-	-	-
N10	21	2	\$256,350	\$256,350	9.5	99	N10	73	38	\$352,592	\$350,000	52.1	99
N11	49	9	\$326,033	\$318,000	18.4	97	N11	13	23	\$399,350	\$403,000	176.9	99
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	1	\$169,000	\$169,000	-	97	N15	-	-	-	-	-	-
N16	9	-	-	-	-	-	N16	4	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	3	1	\$190,000	\$190,000	33.3	98	N18	19	14	\$276,536	\$272,000	73.7	98
N19	11	-	-	-	-	-	N19	6	5	\$224,800	\$232,000	83.3	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	9	3	\$227,000	\$215,000	33.3	98
N23	-	-	-	-	-	-	N23	2	2	\$228,500	\$228,500	100.0	97
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	49	7	\$310,786	\$277,000	14.3	97	N01	-	-	-	-	-	-
N02	22	10	\$317,500	\$311,250	45.5	98	N02	2	1	\$520,000	\$520,000	50.0	96
N03	52	24	\$305,596	\$307,650	46.2	98	N03	-	-	-	-	-	-
N04	9	2	\$329,000	\$329,000	22.2	102	N04	-	-	-	-	-	-
N05	3	2	\$310,000	\$310,000	66.7	96	N05	-	-	-	-	-	-
N06	30	8	\$304,875	\$289,500	26.7	97	N06	-	-	-	-	-	-
N07	23	11	\$265,682	\$245,000	47.8	98	N07	-	-	-	-	-	-
N08	10	8	\$328,750	\$330,000	80.0	98	N08	1	-	-	-	-	-
N10	8	2	\$298,500	\$298,500	25.0	99	N10	-	-	-	-	-	-
N11	34	17	\$338,557	\$350,000	50.0	98	N11	3	1	\$550,000	\$550,000	33.3	98
N12	3	1	\$185,500	\$185,500	33.3	98	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	2	-	-	-	-	-
N14	5	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	7	2	\$213,450	\$213,450	28.6	98	N16	-	-	-	-	-	-
N17	3	1	\$134,000	\$134,000	33.3	96	N17	1	-	-	-	-	-
N18	5	1	\$205,900	\$205,900	20.0	99	N18	-	-	-	-	-	-
N19	2	3	\$185,667	\$197,000	150.0	95	N19	28	5	\$371,580	\$378,000	17.9	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	7	1	\$289,000	\$289,000	14.3	96	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	1	-	-	-	-	-	N01	3	1	\$383,000	\$383,000	33.3	97
N02	-	-	-	-	-	-	N02	6	7	\$442,429	\$443,000	116.7	98
N03	-	-	-	-	-	-	N03	59	37	\$392,021	\$394,000	62.7	99
N04	-	-	-	-	-	-	N04	43	23	\$380,446	\$375,000	53.5	99
N05	-	-	-	-	-	-	N05	33	16	\$351,369	\$347,450	48.5	98
N06	-	-	-	-	-	-	N06	34	18	\$311,477	\$310,250	52.9	98
N07	-	-	-	-	-	-	N07	34	14	\$290,414	\$303,750	41.2	99
N08	-	-	-	-	-	-	N08	92	24	\$344,135	\$342,500	26.1	98
N10	-	-	-	-	-	-	N10	8	4	\$327,625	\$328,750	50.0	97
N11	-	-	-	-	-	-	N11	100	45	\$350,539	\$331,000	45.0	98
N12	-	-	-	-	-	-	N12	8	2	\$313,450	\$313,450	25.0	99
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	7	2	\$264,250	\$264,250	28.6	99
N16	5	-	-	-	-	-	N16	2	1	\$249,000	\$249,000	50.0	98
N17	-	-	-	-	-	-	N17	29	5	\$221,400	\$220,000	17.2	98
N18	-	-	-	-	-	-	N18	1	1	\$262,000	\$262,000	100.0	97
N19	-	-	-	-	-	-	N19	14	7	\$229,071	\$232,000	50.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	5	\$200,600	\$196,000	250.0	99
N23	-	-	-	-	-	-	N23	8	3	\$194,833	\$183,500	37.5	99
N24	-	-	-	-	-	-	N24	1	1	\$171,000	\$171,000	100.0	98

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	18,715	27,267	9,411	N/A	\$3,746,968,675	\$398,148	\$338,000	31	98
Year	N/A	N/A	73,813	35,309	\$13,729,504,345	\$388,839	\$329,600	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	Year-to-Date**	35,309	\$388,839
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			

* 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

