

April 2009

Sales Break 8,000 in April

TORONTO - Monday, May 4, 2009

In April 2009, Greater Toronto REALTORS® reported 8,107 sales – down seven per cent from April 2008. While April sales remained lower than last year, the housing market gained momentum on a month-over-month basis. The seasonally adjusted annual rate of sales in April, at 80,900, was up 26 per cent from March and up two-thirds compared to January's ten-year low.¹

"Conditions in the resale housing market have improved markedly this Spring," according to TREB President Maureen O'Neill. "Home purchases have increased as households have taken advantage of low interest rates and slightly lower home prices."

The average price for April transactions was \$385,641 – down three per cent from last year.

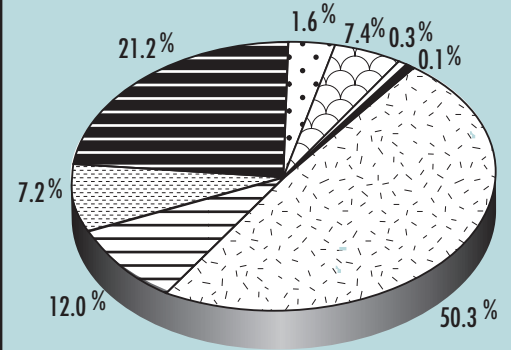
"The rate of average price decline continued to diminish last month. This is due in large part to a tightening in the resale market," stated Jason Mercer, TREB's Senior Manager of Market Analysis. "The level of sales relative to new listings increased in April."

¹Seasonally adjusting TREB MLS® data removes recurring seasonal trends observed each year. For example, MLS® sales are highest in late spring each year and lowest in the winter months. Removing the recurring seasonality, allows for the analysis of a meaningful trend reflecting actual changes in market conditions. By multiplying the monthly seasonally-adjusted figure by 12, creating an annual rate, we can compare how the current month relates to historical annual figures.

Median Price

The median price in April was \$330,000 from the \$334,950 recorded in April of 2008. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



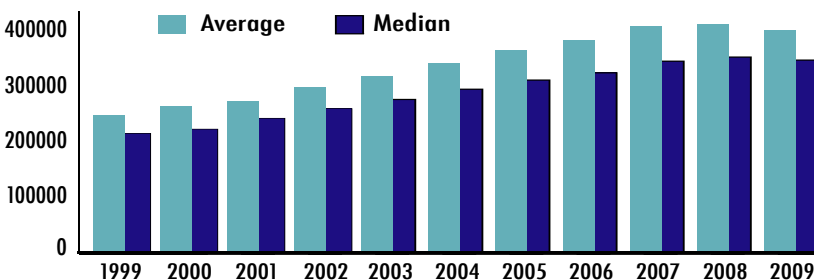
Dwelling Type	Sales	%	Median
Detached	4,074	97	\$400,000
Semi-Detached	974	98	\$321,000
Condo Townhouse	583	97	\$255,000
Condo Apt	1,720	97	\$246,000
Link	131	98	\$318,000
Att/Row/Twnhouse	596	98	\$304,533
Co-op Apt	23	96	\$180,000
Det Condo	6	95	\$234,000

Housing Market Indicators

	Apr 2008	Apr 2009	%Change
Sales	8,762	8,107	(-7%)
New Listings	18,691	12,995	(-30%)
Active Listings*	24,530	23,515	(-4%)
Days on Market	27	37	(+37%)

* All figures for single-family dwellings.

Annual Average and Median Price



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - April 2009

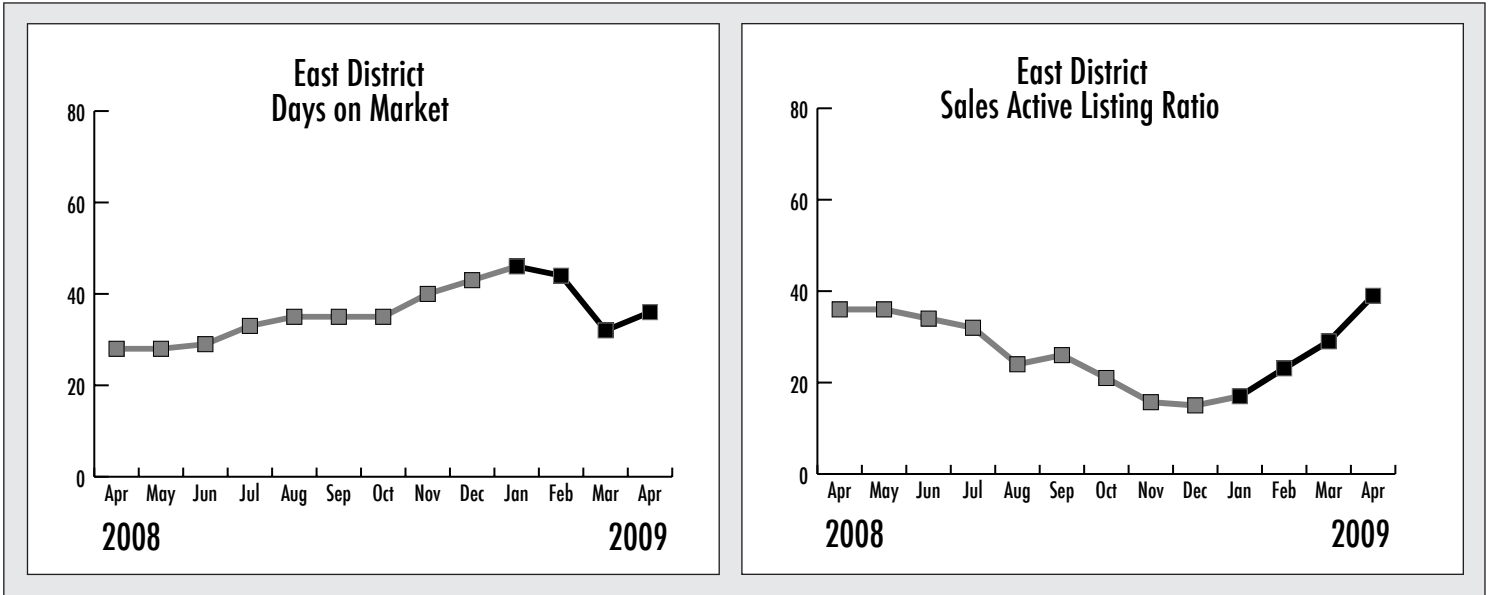
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	42	0.5	23	1.3	8	1.4
\$90,001 - \$100,000	16	0.2	11	0.6	-	-
\$100,001 - \$110,000	14	0.2	11	0.6	2	0.3
\$110,001 - \$120,000	26	0.3	21	1.2	3	0.5
\$120,001 - \$130,000	42	0.5	31	1.8	5	0.9
\$130,001 - \$140,000	41	0.5	33	1.9	4	0.7
\$140,001 - \$150,000	55	0.7	34	2.0	9	1.5
\$150,001 - \$160,000	90	1.1	44	2.6	17	2.9
\$160,001 - \$170,000	112	1.4	65	3.8	17	2.9
\$170,001 - \$180,000	140	1.7	79	4.6	29	5.0
\$180,001 - \$190,000	159	2.0	94	5.5	21	3.6
\$190,001 - \$200,000	150	1.9	69	4.0	29	5.0
\$200,001 - \$225,000	431	5.3	180	10.5	63	10.8
\$225,001 - \$250,000	581	7.2	198	11.5	74	12.7
\$250,001 - \$300,000	1,372	16.9	358	20.8	147	25.2
\$300,001 - \$400,000	2,336	28.8	297	17.3	110	18.9
\$400,001 - \$500,000	1,211	14.9	102	5.9	24	4.1
\$500,001 - \$750,000	874	10.8	50	2.9	19	3.3
\$750,001 - \$1,000,000	199	2.5	13	0.8	1	0.2
\$1,000,001 - \$1,500,000	150	1.9	7	0.4	1	0.2
\$1,500,001 -	66	0.8	-	-	-	-
Total:	8,107	100	1,720	100	583	100

Current Month: April 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	128	115	90	\$37,966,538	\$421,850	\$412,500	22	99
E02	105	95	85	\$54,525,689	\$641,479	\$484,000	28	98
E03	222	171	130	\$45,948,852	\$353,453	\$350,000	23	98
E04	181	115	102	\$24,262,283	\$237,866	\$264,750	36	96
E05	179	105	103	\$30,699,887	\$298,057	\$265,000	35	96
E06	130	83	63	\$24,984,083	\$396,573	\$320,000	34	96
E07	169	113	88	\$24,799,388	\$281,811	\$267,000	39	96
E08	206	107	77	\$21,292,100	\$276,521	\$280,000	32	96
E09	222	145	104	\$25,231,390	\$242,610	\$243,400	35	97
E10	123	83	52	\$18,136,951	\$348,788	\$350,000	32	97
E11	280	140	83	\$23,423,938	\$282,216	\$276,000	32	97
E12	60	47	19	\$5,902,900	\$310,679	\$281,500	25	98
E13	293	174	88	\$28,937,250	\$328,832	\$303,000	36	97
E14	403	232	150	\$44,088,487	\$293,923	\$288,000	40	98
E15	388	232	164	\$48,157,701	\$293,645	\$268,500	39	97
E16	721	375	194	\$39,851,890	\$205,422	\$195,000	42	97
E17	387	190	130	\$29,892,960	\$229,946	\$223,000	47	97
E18	28	8	-	-	-	-	-	-
E19	130	62	50	\$16,712,380	\$334,248	\$315,250	41	97
E20	154	68	22	\$5,628,300	\$255,832	\$226,000	49	98
E21	238	84	26	\$8,097,300	\$311,435	\$276,000	58	94
TOTAL	4,747	2,744	1,820	\$558,540,267	\$306,890	\$278,500	36	97

Year-to-Date: April 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	378	224	\$93,585,963	\$417,794	\$409,375	26	98
E02	360	217	\$119,249,489	\$549,537	\$458,000	28	98
E03	656	373	\$127,870,816	\$342,817	\$335,000	31	97
E04	427	231	\$58,142,584	\$251,700	\$265,000	37	96
E05	435	251	\$73,127,330	\$291,344	\$265,000	41	96
E06	314	147	\$53,973,583	\$367,167	\$320,000	39	96
E07	379	241	\$65,489,723	\$271,742	\$264,000	43	96
E08	481	236	\$65,584,365	\$277,900	\$280,000	37	96
E09	464	269	\$63,594,650	\$236,411	\$233,500	42	96
E10	276	137	\$47,421,151	\$346,140	\$340,000	39	96
E11	534	244	\$64,014,288	\$262,354	\$260,000	41	96
E12	131	55	\$14,919,100	\$271,256	\$255,000	32	97
E13	595	253	\$79,489,818	\$314,189	\$285,000	40	97
E14	846	383	\$111,917,597	\$292,213	\$280,000	38	97
E15	905	453	\$128,712,751	\$284,134	\$267,500	41	97
E16	1,420	579	\$119,081,945	\$205,668	\$194,000	41	97
E17	815	367	\$87,675,650	\$238,898	\$226,000	45	97
E18	34	5	\$2,012,000	\$402,400	\$370,000	78	95
E19	287	118	\$38,582,850	\$326,973	\$294,250	41	97
E20	230	61	\$17,326,050	\$284,034	\$241,000	57	97
E21	293	88	\$25,652,642	\$291,507	\$265,750	63	96
TOTAL	10,260	4,932	\$1,457,424,345	\$295,504	\$270,000	39	97



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	28	21	\$482,112	\$440,000	75.0	100	E01	41	47	\$418,044	\$400,000	114.6	99
E02	33	35	\$921,300	\$796,000	106.1	98	E02	30	34	\$487,185	\$433,250	113.3	99
E03	111	68	\$396,698	\$360,750	61.3	98	E03	28	35	\$404,821	\$400,000	125.0	100
E04	69	48	\$304,623	\$309,500	69.6	97	E04	5	7	\$246,357	\$255,000	140.0	96
E05	48	36	\$440,108	\$425,000	75.0	96	E05	6	4	\$299,750	\$304,250	66.7	97
E06	104	46	\$434,880	\$374,120	44.2	96	E06	9	10	\$286,360	\$286,500	111.1	96
E07	46	31	\$392,884	\$360,000	67.4	97	E07	3	11	\$296,517	\$292,000	366.7	96
E08	113	38	\$355,774	\$321,400	33.6	97	E08	7	4	\$288,000	\$297,500	57.1	97
E09	78	43	\$301,816	\$295,000	55.1	97	E09	8	3	\$270,000	\$270,000	37.5	98
E10	89	39	\$384,722	\$375,900	43.8	97	E10	2	3	\$290,333	\$306,000	150.0	98
E11	93	38	\$363,376	\$358,950	40.9	97	E11	35	12	\$309,517	\$320,500	34.3	97
E12	39	13	\$350,592	\$328,000	33.3	98	E12	3	2	\$248,850	\$248,850	66.7	98
E13	162	54	\$389,477	\$355,000	33.3	97	E13	20	5	\$270,700	\$265,000	25.0	97
E14	277	104	\$320,935	\$320,000	37.6	98	E14	19	13	\$251,385	\$251,000	68.4	98
E15	265	108	\$332,487	\$309,400	40.8	98	E15	13	5	\$228,000	\$241,000	38.5	97
E16	531	142	\$222,071	\$214,750	26.7	97	E16	61	30	\$169,057	\$169,450	49.2	97
E17	275	84	\$254,788	\$245,000	30.6	98	E17	8	4	\$182,500	\$180,000	50.0	95
E18	28	-	-	-	-	-	E18	-	-	-	-	-	-
E19	115	41	\$353,549	\$353,000	35.7	97	E19	-	-	-	-	-	-
E20	129	22	\$255,832	\$226,000	17.1	98	E20	-	-	-	-	-	-
E21	235	26	\$311,435	\$276,000	11.1	94	E21	2	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	34	6	\$367,833	\$400,500	17.7	98	E01	-	-	-	-	-	-
E02	22	8	\$336,438	\$315,250	36.4	98	E02	-	-	-	-	-	-
E03	64	23	\$163,983	\$138,000	35.9	96	E03	-	-	-	-	-	-
E04	76	34	\$147,306	\$143,950	44.7	96	E04	-	-	-	-	-	-
E05	93	36	\$197,572	\$202,500	38.7	96	E05	2	4	\$366,500	\$365,500	200.0	97
E06	8	6	\$291,167	\$279,500	75.0	96	E06	-	-	-	-	-	-
E07	96	30	\$178,343	\$175,650	31.3	95	E07	7	1	\$310,000	\$310,000	14.3	97
E08	62	23	\$171,209	\$147,000	37.1	96	E08	-	-	-	-	-	-
E09	92	47	\$201,259	\$191,500	51.1	97	E09	-	-	-	-	-	-
E10	6	3	\$146,333	\$136,000	50.0	97	E10	1	-	-	-	-	-
E11	66	11	\$125,891	\$133,000	16.7	96	E11	5	-	-	-	-	-
E12	5	1	\$136,000	\$136,000	20.0	97	E12	-	2	\$278,000	\$278,000	-	99
E13	28	5	\$183,300	\$172,000	17.9	99	E13	6	2	\$283,750	\$283,750	33.3	95
E14	20	5	\$169,000	\$168,000	25.0	97	E14	10	2	\$237,500	\$237,500	20.0	99
E15	23	8	\$192,625	\$171,250	34.8	96	E15	15	12	\$237,767	\$237,000	80.0	98
E16	33	4	\$141,125	\$150,750	12.1	94	E16	15	7	\$181,736	\$180,000	46.7	97
E17	21	7	\$132,643	\$133,000	33.3	96	E17	39	9	\$210,711	\$216,000	23.1	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	E19	1	-	-	-	-	-
E20	15	-	-	-	-	-	E20	5	-	-	-	-	-
E21	-	-	-	-	-	-	E21	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
E01	5	2	\$295,000	\$295,000	40.0	98	E01	-	-	-	-	-	-
E02	6	5	\$375,920	\$370,000	83.3	97	E02	-	-	-	-	-	-
E03	6	3	\$261,367	\$258,000	50.0	98	E03	-	-	-	-	-	-
E04	22	9	\$252,500	\$237,000	40.9	96	E04	-	-	-	-	-	-
E05	27	22	\$217,836	\$219,900	81.5	96	E05	-	-	-	-	-	-
E06	4	-	-	-	-	-	E06	-	-	-	-	-	-
E07	12	10	\$231,700	\$232,750	83.3	98	E07	-	-	-	-	-	-
E08	16	8	\$196,000	\$183,500	50.0	95	E08	-	-	-	-	-	-
E09	39	11	\$180,373	\$195,000	28.2	95	E09	-	-	-	-	-	-
E10	18	3	\$202,667	\$222,000	16.7	97	E10	-	-	-	-	-	-
E11	41	12	\$166,471	\$173,500	29.3	96	E11	2	-	-	-	-	-
E12	6	1	\$155,500	\$155,500	16.7	97	E12	-	-	-	-	-	-
E13	40	13	\$214,562	\$193,000	32.5	97	E13	1	-	-	-	-	-
E14	31	5	\$192,740	\$192,000	16.1	97	E14	1	1	\$185,000	\$185,000	100.0	97
E15	35	8	\$185,875	\$193,250	22.9	97	E15	-	1	\$182,000	\$182,000	-	96
E16	63	8	\$99,313	\$109,500	12.7	96	E16	-	-	-	-	-	-
E17	8	7	\$170,700	\$170,000	87.5	96	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	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	20	14	\$385,510	\$412,995	70.0	99
E02	3	-	-	-	-	-	E02	11	3	\$381,600	\$458,000	27.3	97
E03	3	-	-	-	-	-	E03	10	1	\$249,000	\$249,000	10.0	98
E04	3	3	\$96,000	\$95,000	100.0	94	E04	6	1	\$347,000	\$347,000	16.7	97
E05	-	-	-	-	-	-	E05	3	1	\$286,000	\$286,000	33.3	99
E06	-	-	-	-	-	-	E06	5	1	\$369,000	\$369,000	20.0	97
E07	-	-	-	-	-	-	E07	5	5	\$276,200	\$270,000	100.0	96
E08	-	-	-	-	-	-	E08	8	4	\$278,725	\$271,500	50.0	99
E09	-	-	-	-	-	-	E09	5	-	-	-	-	-
E10	-	-	-	-	-	-	E10	7	4	\$303,700	\$301,450	57.1	99
E11	-	-	-	-	-	-	E11	38	10	\$251,900	\$234,500	26.3	96
E12	-	-	-	-	-	-	E12	7	-	-	-	-	-
E13	-	-	-	-	-	-	E13	36	9	\$253,189	\$238,000	25.0	97
E14	-	-	-	-	-	-	E14	45	20	\$248,725	\$243,250	44.4	98
E15	-	-	-	-	-	-	E15	37	22	\$229,359	\$237,850	59.5	98
E16	-	-	-	-	-	-	E16	18	3	\$205,000	\$198,000	16.7	97
E17	-	-	-	-	-	-	E17	36	19	\$196,895	\$195,000	52.8	97
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	12	9	\$246,320	\$252,000	75.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: April 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	112	89	74	\$34,595,676	\$467,509	\$437,500	26	99
W02	135	118	81	\$39,570,815	\$488,529	\$424,900	25	98
W03	226	103	57	\$16,135,600	\$283,081	\$280,000	42	96
W04	243	111	54	\$16,928,300	\$313,487	\$308,300	38	96
W05	470	215	73	\$21,135,800	\$289,532	\$304,000	34	96
W06	309	162	105	\$37,356,863	\$355,780	\$330,000	42	97
W07	142	97	79	\$37,425,300	\$473,738	\$429,000	32	98
W08	335	198	90	\$49,007,155	\$544,524	\$445,000	39	96
W09	167	79	47	\$16,584,200	\$352,855	\$365,000	32	97
W10	325	161	89	\$20,283,200	\$227,901	\$249,000	48	94
W12	299	140	88	\$48,125,900	\$546,885	\$436,500	38	96
W13	260	137	69	\$39,978,496	\$579,398	\$475,900	38	96
W14	151	98	59	\$21,059,198	\$356,936	\$349,000	34	97
W15	559	286	163	\$39,249,549	\$240,795	\$215,000	41	96
W16	219	134	83	\$30,966,905	\$373,095	\$347,500	32	97
W17	-	-	-	-	-	-	-	-
W18	151	67	29	\$7,070,700	\$243,817	\$256,500	51	96
W19	504	299	226	\$81,878,372	\$362,294	\$349,925	34	97
W20	658	430	281	\$104,064,181	\$370,335	\$350,000	33	97
W21	587	288	160	\$84,931,088	\$530,819	\$430,000	41	97
W22	263	178	159	\$52,816,250	\$332,178	\$319,000	30	98
W23	1,180	726	438	\$133,043,926	\$303,753	\$300,000	34	97
W24	928	526	276	\$88,630,157	\$321,124	\$310,000	37	97
W25	118	58	36	\$14,075,300	\$390,981	\$355,000	49	97
W26	23	5	5	\$4,102,000	\$820,400	\$570,000	117	96
W27	266	143	101	\$35,333,805	\$349,840	\$329,500	42	98
W28	327	146	97	\$43,923,700	\$452,822	\$420,000	43	96
W29	200	93	59	\$17,340,000	\$293,898	\$270,000	47	97
TOTAL	9,157	5,087	3,078	\$1,135,612,436	\$368,945	\$328,500	37	97



Year-to-Date: April 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	289	174	\$73,027,476	\$419,698	\$377,500	35	98
W02	375	215	\$98,219,551	\$456,835	\$409,000	28	98
W03	402	161	\$46,300,500	\$287,581	\$280,000	44	96
W04	417	166	\$48,620,611	\$292,895	\$291,500	47	96
W05	707	223	\$60,528,801	\$271,430	\$285,000	44	96
W06	617	276	\$95,485,259	\$345,961	\$327,000	43	97
W07	323	174	\$78,235,150	\$449,627	\$427,000	38	97
W08	589	254	\$133,446,299	\$525,379	\$430,000	45	96
W09	310	124	\$36,993,032	\$298,331	\$320,500	37	96
W10	578	263	\$60,275,677	\$229,185	\$246,000	48	95
W12	538	237	\$114,751,772	\$484,185	\$397,900	41	96
W13	468	178	\$91,995,954	\$516,831	\$409,500	43	96
W14	308	147	\$47,236,098	\$321,334	\$312,000	41	96
W15	1,099	442	\$103,854,949	\$234,966	\$215,000	43	96
W16	454	194	\$67,887,605	\$349,936	\$336,250	37	96
W17	-	-	-	-	-	-	-
W18	244	84	\$19,645,402	\$233,874	\$240,500	45	95
W19	1,161	541	\$193,349,362	\$357,393	\$345,000	37	97
W20	1,486	674	\$239,733,455	\$355,688	\$337,000	36	97
W21	1,026	376	\$184,307,089	\$490,178	\$420,750	43	97
W22	708	423	\$136,295,424	\$322,211	\$309,000	35	98
W23	2,527	1,126	\$337,238,390	\$299,501	\$290,000	38	97
W24	1,884	731	\$234,384,068	\$320,635	\$307,500	39	96
W25	216	113	\$41,128,500	\$363,969	\$319,000	57	97
W26	25	10	\$7,230,000	\$723,000	\$607,500	154	96
W27	516	252	\$86,221,155	\$342,147	\$320,600	44	97
W28	508	213	\$95,539,950	\$448,544	\$398,000	50	96
W29	349	169	\$48,423,452	\$286,529	\$260,000	53	97
TOTAL	18,124	7,940	\$2,780,354,981	\$350,171	\$315,000	41	97

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	21	\$707,400	\$699,907	47.7	99	W01	13	14	\$456,434	\$456,000	107.7	101	
W02	36	40	\$617,611	\$620,750	111.1	99	W02	31	27	\$401,223	\$387,000	87.1	98	
W03	131	27	\$283,789	\$277,000	20.6	95	W03	46	18	\$323,461	\$322,950	39.1	98	
W04	119	34	\$385,329	\$373,750	28.6	96	W04	22	1	\$298,000	\$298,000	4.6	96	
W05	95	24	\$396,704	\$354,000	25.3	97	W05	114	24	\$300,521	\$306,000	21.1	97	
W06	84	36	\$399,675	\$369,000	42.9	98	W06	10	3	\$352,333	\$360,000	30.0	93	
W07	58	40	\$598,958	\$528,000	69.0	98	W07	1	-	-	-	-	-	-
W08	196	56	\$718,372	\$662,500	28.6	96	W08	2	2	\$419,500	\$419,500	100.0	97	
W09	60	31	\$444,313	\$421,000	51.7	97	W09	3	2	\$322,000	\$322,000	66.7	98	
W10	97	41	\$307,088	\$306,200	42.3	96	W10	11	3	\$295,000	\$290,000	27.3	96	
W12	185	61	\$636,915	\$490,000	33.0	95	W12	16	8	\$318,000	\$319,750	50.0	99	
W13	174	43	\$781,573	\$680,000	24.7	96	W13	30	10	\$318,135	\$312,000	33.3	99	
W14	46	25	\$511,780	\$515,000	54.4	97	W14	9	7	\$330,643	\$318,000	77.8	95	
W15	32	9	\$470,722	\$427,500	28.1	96	W15	19	13	\$337,615	\$340,000	68.4	98	
W16	94	47	\$435,488	\$408,000	50.0	97	W16	29	12	\$318,792	\$324,000	41.4	97	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	59	11	\$285,682	\$288,000	18.6	96	W18	36	10	\$258,890	\$258,250	27.8	96	
W19	167	93	\$464,235	\$450,000	55.7	97	W19	68	44	\$346,597	\$348,250	64.7	98	
W20	290	138	\$446,519	\$424,000	47.6	97	W20	107	64	\$328,419	\$330,000	59.8	98	
W21	412	111	\$624,861	\$500,918	26.9	97	W21	17	9	\$361,891	\$378,000	52.9	98	
W22	160	82	\$383,504	\$365,000	51.3	97	W22	29	24	\$306,685	\$305,000	82.8	98	
W23	781	256	\$336,076	\$335,500	32.8	97	W23	206	109	\$272,067	\$270,000	52.9	98	
W24	545	146	\$382,757	\$389,000	26.8	97	W24	135	62	\$288,428	\$295,650	45.9	97	
W25	56	25	\$441,016	\$395,000	44.6	96	W25	2	2	\$393,750	\$393,750	100.0	98	
W26	23	5	\$820,400	\$570,000	21.7	96	W26	-	-	-	-	-	-	-
W27	224	74	\$382,580	\$372,150	33.0	98	W27	11	5	\$306,600	\$318,500	45.5	99	
W28	303	81	\$484,091	\$438,500	26.7	96	W28	4	8	\$297,488	\$302,750	200.0	99	
W29	152	46	\$319,435	\$305,000	30.3	97	W29	18	4	\$221,875	\$219,000	22.2	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	46	22	\$370,064	\$326,500	47.8	98	W01	-	-	-	-	-	-	-
W02	31	10	\$265,010	\$277,500	32.3	97	W02	-	-	-	-	-	-	-
W03	40	9	\$191,556	\$176,000	22.5	96	W03	-	-	-	-	-	-	-
W04	56	15	\$158,433	\$160,000	26.8	96	W04	-	-	-	-	-	-	-
W05	143	11	\$103,355	\$110,000	7.7	94	W05	-	-	-	-	-	-	-
W06	181	58	\$313,182	\$270,000	32.0	96	W06	-	-	-	-	-	-	-
W07	57	25	\$306,140	\$263,000	43.9	97	W07	-	-	-	-	-	-	-
W08	117	29	\$247,445	\$214,000	24.8	96	W08	-	-	-	-	-	-	-
W09	84	14	\$154,750	\$132,000	16.7	95	W09	-	-	-	-	-	-	-
W10	160	37	\$140,959	\$150,000	23.1	93	W10	3	-	-	-	-	-	-
W12	62	9	\$280,800	\$194,000	14.5	95	W12	-	-	-	-	-	-	-
W13	22	6	\$167,750	\$168,500	27.3	96	W13	-	-	-	-	-	-	-
W14	45	16	\$203,144	\$189,000	35.6	96	W14	1	1	\$375,000	\$375,000	100.0	99	
W15	430	120	\$210,267	\$204,000	27.9	96	W15	-	-	-	-	-	-	-
W16	40	3	\$226,667	\$179,500	7.5	96	W16	3	2	\$318,000	\$318,000	66.7	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	31	3	\$119,067	\$120,000	9.7	95	W18	-	-	-	-	-	-	-
W19	120	32	\$217,025	\$204,500	26.7	96	W19	5	1	\$337,000	\$337,000	20.0	96	
W20	50	15	\$200,200	\$212,000	30.0	97	W20	2	2	\$341,500	\$341,500	100.0	98	
W21	54	9	\$270,444	\$230,000	16.7	95	W21	5	2	\$305,900	\$305,900	40.0	97	
W22	8	1	\$223,000	\$223,000	12.5	97	W22	4	1	\$315,000	\$315,000	25.0	100	
W23	28	11	\$179,545	\$185,500	39.3	95	W23	7	4	\$303,000	\$292,500	57.1	98	
W24	92	19	\$166,632	\$175,000	20.7	96	W24	3	1	\$327,500	\$327,500	33.3	98	
W25	20	2	\$260,000	\$260,000	10.0	97	W25	2	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	6	-	-	-	-	-	W27	4	1	\$257,500	\$257,500	25.0	96	
W28	-	-	-	-	-	-	W28	1	1	\$314,500	\$314,500	100.0	97	
W29	13	5	\$185,200	\$173,000	38.5	97	W29	-	1	\$226,500	\$226,500	-	96	

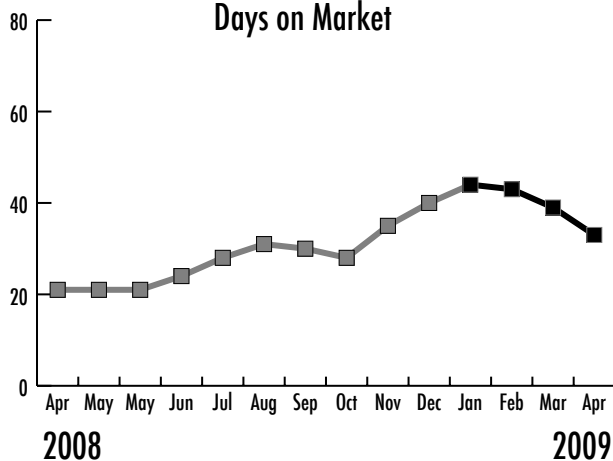
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	6	14	\$295,993	\$278,500	233.3	98	W01	-	-	-	-	-	-
W02	14	3	\$271,083	\$254,750	21.4	98	W02	-	-	-	-	-	-
W03	3	3	\$309,000	\$308,000	100.0	97	W03	-	-	-	-	-	-
W04	38	2	\$233,000	\$233,000	5.3	96	W04	-	-	-	-	-	-
W05	99	12	\$236,500	\$236,500	12.1	95	W05	-	-	-	-	-	-
W06	18	5	\$465,900	\$390,000	27.8	97	W06	-	-	-	-	-	-
W07	6	3	\$375,000	\$350,000	50.0	95	W07	-	-	-	-	-	-
W08	14	3	\$254,467	\$223,000	21.4	96	W08	-	-	-	-	-	-
W09	9	-	-	-	-	-	W09	-	-	-	-	-	-
W10	51	5	\$129,420	\$166,500	9.8	90	W10	-	-	-	-	-	-
W12	32	10	\$420,290	\$360,000	31.3	97	W12	1	-	-	-	-	-
W13	27	10	\$218,300	\$206,500	37.0	96	W13	1	-	-	-	-	-
W14	48	9	\$216,878	\$157,000	18.8	96	W14	-	-	-	-	-	-
W15	77	21	\$256,762	\$258,000	27.3	97	W15	-	-	-	-	-	-
W16	52	19	\$281,971	\$260,000	36.5	96	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	4	\$171,025	\$163,500	18.2	96	W18	-	-	-	-	-	-
W19	109	42	\$274,168	\$286,500	38.5	97	W19	-	-	-	-	-	-
W20	160	46	\$268,549	\$269,000	28.8	97	W20	3	-	-	-	-	-
W21	36	5	\$280,700	\$265,500	13.9	98	W21	2	-	-	-	-	-
W22	11	4	\$199,875	\$199,500	36.4	99	W22	-	-	-	-	-	-
W23	80	23	\$223,117	\$237,000	28.8	97	W23	-	-	-	-	-	-
W24	84	19	\$182,395	\$175,000	22.6	96	W24	4	-	-	-	-	-
W25	25	4	\$214,625	\$217,750	16.0	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	12	10	\$212,191	\$216,000	83.3	98	W27	-	-	-	-	-	-
W28	4	2	\$306,750	\$306,750	50.0	97	W28	-	-	-	-	-	-
W29	6	1	\$177,500	\$177,500	16.7	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	\$184,900	\$184,900	-	100	W01	3	2	\$440,000	\$440,000	66.7	101
W02	5	-	-	-	-	-	W02	18	1	\$570,000	\$570,000	5.6	102
W03	-	-	-	-	-	-	W03	6	-	-	-	-	-
W04	-	-	-	-	-	-	W04	8	2	\$343,300	\$343,300	25.0	100
W05	12	1	\$67,500	\$67,500	8.3	90	W05	7	1	\$360,000	\$360,000	14.3	92
W06	8	-	-	-	-	-	W06	8	3	\$472,500	\$468,500	37.5	95
W07	2	1	\$150,000	\$150,000	50.0	97	W07	18	10	\$453,850	\$430,000	55.6	98
W08	2	-	-	-	-	-	W08	4	-	-	-	-	-
W09	5	-	-	-	-	-	W09	6	-	-	-	-	-
W10	1	-	-	-	-	-	W10	2	3	\$315,000	\$315,000	150.0	95
W12	1	-	-	-	-	-	W12	2	-	-	-	-	-
W13	-	-	-	-	-	-	W13	6	-	-	-	-	-
W14	1	-	-	-	-	-	W14	1	1	\$372,990	\$372,990	100.0	98
W15	1	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	3	1	\$298,000	\$298,000	33.3	95
W19	-	-	-	-	-	-	W19	35	14	\$332,671	\$329,500	40.0	97
W20	-	-	-	-	-	-	W20	46	16	\$336,656	\$327,500	34.8	98
W21	-	-	-	-	-	-	W21	61	24	\$327,717	\$335,500	39.3	98
W22	-	-	-	-	-	-	W22	51	47	\$269,596	\$275,500	92.2	98
W23	-	-	-	-	-	-	W23	78	35	\$258,129	\$255,000	44.9	97
W24	-	-	-	-	-	-	W24	65	29	\$272,625	\$273,000	44.6	97
W25	-	-	-	-	-	-	W25	12	3	\$294,633	\$291,000	25.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	9	11	\$282,773	\$272,000	122.2	98
W28	-	-	-	-	-	-	W28	15	5	\$280,880	\$292,000	33.3	99
W29	-	-	-	-	-	-	W29	11	2	\$214,250	\$214,250	18.2	99

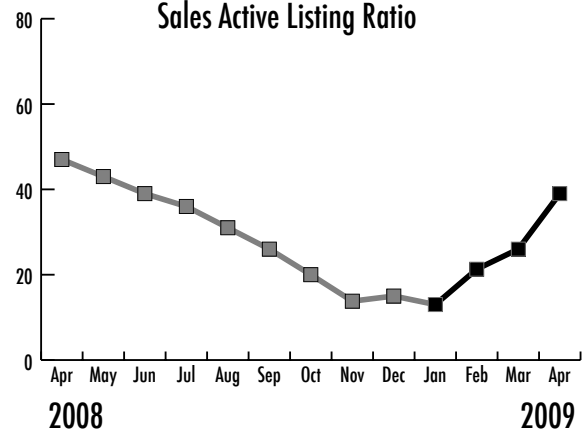
Current Month: April 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	866	489	354	\$122,045,578	\$344,762	\$309,538	33	98
C02	245	160	75	\$45,890,381	\$611,872	\$460,000	26	97
C03	157	83	57	\$42,983,179	\$754,091	\$479,000	32	97
C04	327	204	129	\$95,296,970	\$738,736	\$702,000	37	96
C06	92	53	33	\$15,784,018	\$478,304	\$469,900	39	97
C07	347	211	125	\$44,044,564	\$352,357	\$305,000	32	97
C08	295	208	142	\$47,875,619	\$337,152	\$289,450	33	97
C09	103	49	41	\$42,730,700	\$1,042,212	\$665,000	46	96
C10	252	165	112	\$67,041,214	\$598,582	\$405,000	31	98
C11	103	70	47	\$26,171,601	\$556,843	\$525,000	29	97
C12	201	90	50	\$59,477,300	\$1,189,546	\$917,500	44	96
C13	139	89	58	\$19,803,488	\$341,439	\$322,500	29	97
C14	415	254	149	\$60,377,965	\$405,221	\$312,000	32	97
C15	300	176	124	\$48,159,685	\$388,385	\$335,000	34	96
TOTAL	3,842	2,301	1,496	\$737,682,262	\$493,103	\$359,950	33	97

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: April 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	1,899	873	\$306,657,618	\$351,269	\$310,500	39	97
C02	469	198	\$122,749,031	\$619,945	\$488,000	33	97
C03	299	136	\$92,244,559	\$678,269	\$450,000	40	96
C04	659	281	\$196,595,649	\$699,629	\$660,000	39	96
C06	197	99	\$46,878,436	\$473,520	\$450,000	35	96
C07	723	323	\$118,054,125	\$365,493	\$320,000	38	96
C08	720	392	\$130,646,084	\$333,281	\$290,000	40	97
C09	188	85	\$84,058,490	\$988,923	\$767,000	42	96
C10	580	272	\$146,517,482	\$538,667	\$417,450	36	96
C11	254	119	\$63,950,542	\$537,400	\$525,000	33	96
C12	318	110	\$128,754,168	\$1,170,492	\$881,250	45	95
C13	294	136	\$47,989,893	\$352,867	\$330,750	33	96
C14	880	396	\$155,973,782	\$393,873	\$296,000	38	96
C15	595	269	\$100,769,124	\$374,606	\$342,000	40	96
TOTAL	8,075	3,689	\$1,741,838,983	\$472,171	\$352,000	38	96

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	20	3	\$557,000	\$530,000	15.0	96	C01	42	19	\$544,815	\$560,900	45.2	98
C02	46	13	\$858,546	\$625,000	28.3	96	C02	48	28	\$622,444	\$483,100	58.3	99
C03	80	29	\$1,029,104	\$865,000	36.3	97	C03	16	12	\$433,889	\$383,350	75.0	99
C04	236	91	\$904,989	\$785,000	38.6	96	C04	7	6	\$487,400	\$489,250	85.7	97
C06	65	24	\$566,876	\$503,750	36.9	96	C06	-	-	-	-	-	-
C07	138	28	\$559,883	\$489,563	20.3	96	C07	17	2	\$390,500	\$390,500	11.8	98
C08	9	-	-	-	-	-	C08	13	2	\$771,000	\$771,000	15.4	100
C09	43	16	\$1,810,981	\$1,380,000	37.2	95	C09	5	3	\$1,026,667	\$1,168,000	60.0	102
C10	79	35	\$1,085,118	\$808,000	44.3	98	C10	22	9	\$556,489	\$542,000	40.9	100
C11	31	26	\$820,504	\$687,500	83.9	97	C11	1	2	\$620,000	\$620,000	200.0	98
C12	141	38	\$1,401,171	\$1,035,000	27.0	96	C12	-	-	-	-	-	-
C13	39	16	\$475,538	\$463,000	41.0	96	C13	13	9	\$330,756	\$329,500	69.2	96
C14	158	30	\$747,103	\$636,500	19.0	96	C14	1	-	-	-	-	-
C15	82	35	\$625,201	\$560,050	42.7	96	C15	26	19	\$375,084	\$375,000	73.1	96

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	730	290	\$329,278	\$300,000	39.7	98	C01	-	-	-	-	-	-
C02	123	21	\$508,802	\$418,000	17.1	96	C02	-	-	-	-	-	-
C03	49	14	\$420,036	\$380,000	28.6	96	C03	-	-	-	-	-	-
C04	70	25	\$297,330	\$255,000	35.7	95	C04	-	-	-	-	-	-
C06	24	9	\$242,111	\$250,000	37.5	97	C06	-	-	-	-	-	-
C07	145	88	\$288,862	\$278,750	60.7	97	C07	3	-	-	-	-	-
C08	216	125	\$319,598	\$284,000	57.9	97	C08	-	-	-	-	-	-
C09	34	14	\$508,500	\$427,000	41.2	96	C09	-	-	-	-	-	-
C10	134	58	\$350,098	\$327,750	43.3	97	C10	-	-	-	-	-	-
C11	53	16	\$178,188	\$167,000	30.2	97	C11	-	-	-	-	-	-
C12	44	8	\$532,225	\$420,900	18.2	97	C12	-	-	-	-	-	-
C13	80	27	\$253,603	\$237,000	33.8	97	C13	1	-	-	-	-	-
C14	213	109	\$308,432	\$279,180	51.2	97	C14	-	-	-	-	-	-
C15	134	41	\$265,890	\$248,000	30.6	95	C15	-	2	\$356,500	\$356,500	-	102

Condo Townhouse

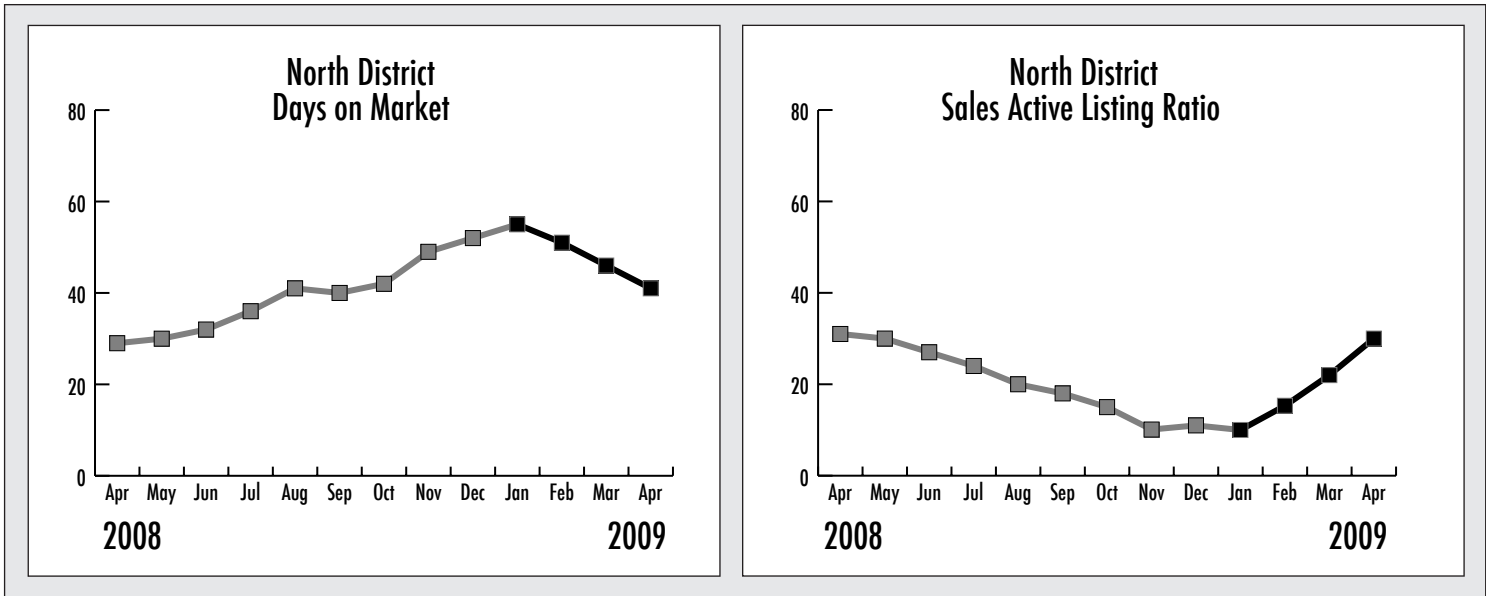
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	53	32	\$316,194	\$297,250	60.4	99	C01	-	-	-	-	-	-
C02	8	2	\$676,250	\$676,250	25.0	98	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	2	3	\$241,800	\$266,400	150.0	96	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	36	6	\$303,833	\$286,000	16.7	97	C07	-	-	-	-	-	-
C08	24	5	\$397,800	\$290,000	20.8	98	C08	-	-	-	-	-	-
C09	1	1	\$595,000	\$595,000	100.0	99	C09	-	-	-	-	-	-
C10	13	9	\$395,667	\$352,000	69.2	97	C10	-	-	-	-	-	-
C11	10	3	\$249,167	\$302,500	30.0	94	C11	-	-	-	-	-	-
C12	16	4	\$493,750	\$502,500	25.0	96	C12	-	-	-	-	-	-
C13	4	2	\$314,150	\$314,150	50.0	103	C13	-	-	-	-	-	-
C14	26	9	\$423,089	\$428,000	34.6	96	C14	-	-	-	-	-	-
C15	58	27	\$279,131	\$280,000	46.6	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	21	10	\$441,430	\$433,250	47.6	99
C02	4	5	\$180,300	\$180,000	125.0	96	C02	16	6	\$727,000	\$617,500	37.5	100
C03	11	-	-	-	-	-	C03	-	2	\$1,026,000	\$1,026,000	-	96
C04	9	2	\$142,500	\$142,500	22.2	98	C04	3	2	\$787,450	\$787,450	66.7	97
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	8	1	\$344,000	\$344,000	12.5	98
C08	7	2	\$162,950	\$162,950	28.6	99	C08	26	8	\$508,625	\$525,000	30.8	98
C09	19	6	\$382,667	\$325,000	31.6	97	C09	1	1	\$665,000	\$665,000	100.0	99
C10	2	1	\$187,000	\$187,000	50.0	99	C10	2	-	-	-	-	-
C11	-	-	-	-	-	-	C11	8	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	1	\$162,500	\$162,500	-	96	C13	2	3	\$526,667	\$532,000	150.0	98
C14	3	-	-	-	-	-	C14	14	1	\$538,000	\$538,000	7.1	96
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: April 2009									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	175	104	50	\$21,849,100	\$436,982	\$381,500	37	96	
N02	298	154	69	\$30,948,300	\$448,526	\$381,000	42	97	
N03	564	352	203	\$92,210,073	\$454,237	\$380,000	35	97	
N04	292	191	106	\$47,125,419	\$444,579	\$439,950	30	97	
N05	279	141	81	\$36,370,018	\$449,013	\$430,000	34	97	
N06	336	160	101	\$41,222,888	\$408,147	\$365,000	38	97	
N07	371	188	132	\$43,267,300	\$327,783	\$317,200	49	97	
N08	670	370	220	\$98,112,338	\$445,965	\$402,500	33	97	
N10	193	107	80	\$34,130,750	\$426,634	\$420,000	35	97	
N11	616	394	317	\$134,858,544	\$425,421	\$388,500	38	97	
N12	153	68	33	\$13,366,288	\$405,039	\$362,000	41	97	
N13	104	29	8	\$4,861,500	\$607,688	\$555,000	99	93	
N14	154	36	17	\$10,435,000	\$613,824	\$475,000	71	96	
N15	101	37	23	\$9,541,500	\$414,848	\$360,000	38	96	
N16	182	65	22	\$9,610,500	\$436,841	\$331,500	41	97	
N17	346	154	85	\$20,500,000	\$241,176	\$232,000	46	97	
N18	171	58	39	\$11,962,590	\$306,733	\$294,000	44	97	
N19	211	83	53	\$14,577,800	\$275,053	\$254,000	79	97	
N20	42	12	2	\$785,100	\$392,550	\$392,550	41	97	
N21	44	15	5	\$1,353,900	\$270,780	\$303,900	140	96	
N22	146	45	18	\$4,426,000	\$245,889	\$250,000	57	97	
N23	212	62	36	\$9,601,650	\$266,713	\$248,750	62	97	
N24	109	38	13	\$3,439,000	\$264,538	\$250,000	52	99	
TOTAL	5,769	2,863	1,713	\$694,555,558	\$405,462	\$370,000	41	97	



Year-to-Date: April 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	335	146	\$62,522,188	\$428,234	\$385,500	43	96
N02	533	196	\$85,778,100	\$437,643	\$361,250	42	96
N03	1,166	497	\$218,013,528	\$438,659	\$380,000	43	96
N04	591	236	\$103,898,997	\$440,250	\$435,000	37	96
N05	499	181	\$79,340,468	\$438,345	\$418,000	39	97
N06	554	219	\$89,549,938	\$408,904	\$360,000	45	97
N07	748	353	\$117,510,558	\$332,891	\$318,000	49	97
N08	1,411	590	\$256,215,911	\$434,264	\$395,500	41	97
N10	393	195	\$79,898,488	\$409,736	\$377,000	38	97
N11	1,442	705	\$302,002,144	\$428,372	\$386,000	43	96
N12	250	77	\$29,593,988	\$384,338	\$368,500	39	97
N13	110	25	\$15,582,300	\$623,292	\$517,000	81	94
N14	171	48	\$27,339,500	\$569,573	\$473,500	72	95
N15	155	61	\$21,624,500	\$354,500	\$310,000	50	96
N16	205	73	\$28,915,939	\$396,109	\$330,000	58	96
N17	542	208	\$51,086,200	\$245,607	\$234,000	47	97
N18	263	105	\$29,843,605	\$284,225	\$275,000	48	97
N19	288	143	\$37,790,150	\$264,267	\$245,000	70	97
N20	41	11	\$4,868,600	\$442,600	\$420,000	69	95
N21	47	17	\$4,642,400	\$273,082	\$265,000	89	96
N22	168	42	\$11,283,975	\$268,666	\$253,000	59	97
N23	254	82	\$22,326,380	\$272,273	\$235,000	72	96
N24	121	33	\$7,717,500	\$233,864	\$220,000	63	95
TOTAL	10,287	4,243	\$1,687,345,357	\$397,677	\$360,000	46	96

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	104	22	\$629,941	\$538,500	21.2	95	N01	3	1	\$330,000	\$330,000	33.3	107
N02	145	35	\$598,814	\$458,000	24.1	97	N02	4	-	-	-	-	-
N03	251	92	\$638,606	\$567,500	36.7	97	N03	15	4	\$418,000	\$414,500	26.7	99
N04	212	75	\$487,170	\$474,000	35.4	98	N04	13	10	\$363,730	\$384,500	76.9	98
N05	226	54	\$501,211	\$484,750	23.9	97	N05	10	6	\$350,333	\$349,500	60.0	97
N06	232	66	\$440,809	\$404,500	28.5	97	N06	22	14	\$305,250	\$297,000	63.6	98
N07	258	75	\$374,596	\$340,000	29.1	97	N07	37	19	\$281,800	\$283,500	51.4	97
N08	424	128	\$520,004	\$465,500	30.2	97	N08	89	44	\$365,294	\$368,000	49.4	97
N10	104	44	\$498,250	\$485,000	42.3	96	N10	4	3	\$317,833	\$318,000	75.0	95
N11	361	167	\$513,865	\$480,000	46.3	97	N11	43	37	\$347,370	\$343,000	86.1	98
N12	128	22	\$460,627	\$404,000	17.2	98	N12	8	5	\$318,500	\$317,000	62.5	97
N13	103	8	\$607,688	\$555,000	7.8	93	N13	-	-	-	-	-	-
N14	146	15	\$669,733	\$515,000	10.3	96	N14	-	-	-	-	-	-
N15	91	21	\$432,571	\$389,000	23.1	96	N15	-	-	-	-	-	-
N16	155	20	\$454,125	\$352,000	12.9	97	N16	1	-	-	-	-	-
N17	333	76	\$245,811	\$242,000	22.8	97	N17	-	-	-	-	-	-
N18	125	28	\$336,807	\$323,000	22.4	97	N18	12	5	\$224,200	\$225,000	41.7	96
N19	139	39	\$292,867	\$267,000	28.1	97	N19	7	1	\$219,000	\$219,000	14.3	100
N20	42	2	\$392,550	\$392,550	4.8	97	N20	-	-	-	-	-	-
N21	44	5	\$270,780	\$303,900	11.4	96	N21	-	-	-	-	-	-
N22	120	13	\$259,692	\$262,500	10.8	97	N22	1	-	-	-	-	-
N23	205	30	\$276,622	\$272,000	14.6	97	N23	-	-	-	-	-	-
N24	101	13	\$264,538	\$250,000	12.9	99	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	26	11	\$255,045	\$240,000	42.3	96	N01	7	5	\$354,380	\$329,900	71.4	95
N02	98	22	\$245,695	\$240,500	22.5	97	N02	14	5	\$327,700	\$336,000	35.7	98
N03	195	51	\$229,892	\$231,000	26.2	97	N03	7	5	\$379,800	\$385,000	71.4	98
N04	28	4	\$160,625	\$159,250	14.3	96	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	7	4	\$366,625	\$366,750	57.1	99
N06	14	2	\$261,500	\$261,500	14.3	96	N06	2	1	\$290,000	\$290,000	50.0	97
N07	20	6	\$190,833	\$185,500	30.0	97	N07	3	-	-	-	-	-
N08	70	6	\$262,750	\$253,500	8.6	94	N08	1	-	-	-	-	-
N10	40	3	\$211,800	\$208,900	7.5	96	N10	37	28	\$357,891	\$347,000	75.7	98
N11	85	28	\$288,236	\$253,000	32.9	96	N11	12	10	\$357,580	\$359,250	83.3	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	5	2	\$194,500	\$194,500	40.0	94	N14	-	-	-	-	-	-
N15	1	-	-	-	-	-	N15	-	-	-	-	-	-
N16	11	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	2	\$148,750	\$148,750	200.0	98	N17	-	-	-	-	-	-
N18	8	-	-	-	-	-	N18	13	4	\$254,625	\$258,250	30.8	98
N19	13	-	-	-	-	-	N19	12	7	\$227,071	\$220,000	58.3	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	18	3	\$227,333	\$217,000	16.7	98
N23	-	-	-	-	-	-	N23	1	1	\$219,000	\$219,000	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	30	11	\$280,273	\$272,000	36.7	97	N01	-	-	-	-	-	-
N02	31	2	\$348,000	\$348,000	6.5	97	N02	-	1	\$695,000	\$695,000	-	95
N03	45	19	\$310,284	\$323,000	42.2	97	N03	-	-	-	-	-	-
N04	11	4	\$326,500	\$329,250	36.4	96	N04	-	-	-	-	-	-
N05	3	-	-	-	-	-	N05	-	-	-	-	-	-
N06	28	5	\$596,200	\$570,000	17.9	97	N06	-	-	-	-	-	-
N07	18	12	\$268,292	\$234,250	66.7	97	N07	-	-	-	-	-	-
N08	16	5	\$310,200	\$320,000	31.3	98	N08	-	-	-	-	-	-
N10	4	-	-	-	-	-	N10	-	-	-	-	-	-
N11	53	12	\$298,203	\$285,000	22.6	96	N11	1	-	-	-	-	-
N12	1	1	\$195,000	\$195,000	100.0	98	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	1	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	12	-	-	-	-	-	N16	-	-	-	-	-	-
N17	4	1	\$180,000	\$180,000	25.0	99	N17	1	-	-	-	-	-
N18	10	2	\$196,250	\$196,250	20.0	99	N18	-	-	-	-	-	-
N19	4	-	-	-	-	-	N19	24	3	\$246,000	\$258,000	12.5	95
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	7	-	-	-	-	-	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	5	-	-	-	-	-
N02	-	-	-	-	-	-	N02	6	4	\$388,750	\$393,000	66.7	98
N03	-	-	-	-	-	-	N03	51	32	\$383,357	\$375,444	62.8	97
N04	-	-	-	-	-	-	N04	27	13	\$384,762	\$373,000	48.2	98
N05	-	-	-	-	-	-	N05	33	17	\$337,418	\$340,000	51.5	97
N06	-	-	-	-	-	-	N06	38	13	\$312,462	\$310,000	34.2	98
N07	-	-	-	-	-	-	N07	35	20	\$272,695	\$275,000	57.1	98
N08	-	-	-	-	-	-	N08	70	37	\$333,820	\$335,000	52.9	97
N10	-	-	-	-	-	-	N10	4	2	\$298,950	\$298,950	50.0	99
N11	-	-	-	-	-	-	N11	61	63	\$332,786	\$325,000	103.3	98
N12	-	-	-	-	-	-	N12	16	5	\$289,000	\$297,000	31.3	97
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	9	2	\$228,750	\$228,750	22.2	96
N16	-	-	-	-	-	-	N16	3	2	\$264,000	\$264,000	66.7	99
N17	-	-	-	-	-	-	N17	7	6	\$223,483	\$218,000	85.7	98
N18	-	-	-	-	-	-	N18	3	-	-	-	-	-
N19	-	-	-	-	-	-	N19	12	3	\$203,167	\$200,000	25.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	7	2	\$184,000	\$184,000	28.6	97
N23	-	-	-	-	-	-	N23	6	5	\$216,800	\$221,000	83.3	97
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
Grand Total	12,995	23,515	N/A	8,107	\$3,126,390,523	\$385,641	\$330,000	37	97
Year	N/A	N/A	46,746	20,804	\$7,666,963,666	\$368,533	\$320,000	41	97

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1975	22,020	\$57,581	2008		
1976	19,025	\$61,389	January	5,075	\$374,449
1977	20,512	\$64,559	February	6,015	\$382,048
1978	21,184	\$67,333	March	6,631	\$380,338
1979	23,466	\$70,830	April	8,762	\$398,687
1980	26,017	\$75,694	May	9,411	\$398,148
1981	29,625	\$90,203	June	8,600	\$395,866
1982	25,336	\$95,496	July	7,806	\$371,427
1983	30,046	\$101,626	August	6,318	\$364,886
1984	31,905	\$102,318	September	6,424	\$368,549
1985	45,509	\$109,094	October	5,155	\$352,974
1986	52,919	\$138,925	November	3,640	\$368,582
1987	43,475	\$189,105	December	2,577	\$361,415
1988	49,381	\$229,635	Total**	74,552	\$379,347
1989	38,960	\$273,698	2009		
1990	26,779	\$255,020	January	2,670	\$343,632
1991	38,144	\$234,313	February	4,120	\$361,305
1992	41,703	\$214,971	March	6,171	\$362,050
1993	38,990	\$206,490	April	8,107	\$385,641
1994	44,237	\$208,921	Year-to-Date**	20,804	\$368,533
1995	39,273	\$203,028			
1996	55,779	\$198,150			
1997	58,014	\$211,307			
1998	55,344	\$216,815			
1999	58,957	\$228,372			
2000	58,343	\$243,255			
2001	67,612	\$251,508			
2002	74,759	\$275,231			
2003	78,898	\$293,067			
2004	83,501	\$315,231			
2005	84,145	\$335,907			
2006	83,084	\$351,941			
2007	93,193	\$376,236			

* Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

**This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

Single Family Dwelling Sales Comparison

