

February 2009

Greater Toronto REALTORS® Reported 4,120 Resale Housing Transactions in February

TORONTO - Thursday, March 5, 2009

Toronto Real Estate Board Members reported 4,120 sales in February 2009 compared to 6,015 sales recorded in February 2008. The average home price was \$361,305 last month compared to \$382,048 during the same month last year.

"A considerable number of transactions continued to take place in February 2009. Motivated buyers and sellers, who were aware that market conditions changed over the past few months, were able to negotiate transactions acceptable to both parties," said Toronto Real Estate Board President Maureen O'Neill.

On a month-over-month basis, sales and average price were above January levels of 2,670 and \$343,632 respectively. The housing market is seasonal. Traditionally, in the first half of every year, sales and average price climb to their highest levels in late spring before trending lower from July onward.

"While the economic downturn has had an impact, the GTA housing market is resting on a solid foundation. Current home prices and mortgage rates suggest that GTA homes have become more affordable on average," according to Jason Mercer, TREB's Senior Manager of Market Analysis. "A greater number of home buyers could take advantage of this affordability once their positioning in the economy becomes more certain."

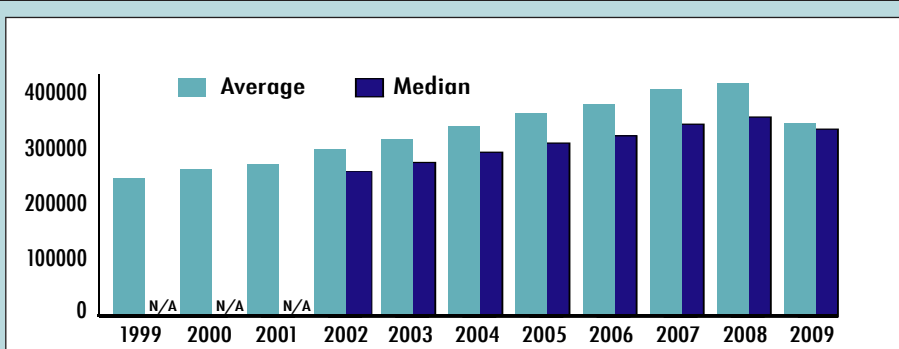
Typically the spring real estate market tends to experience more activity and with the Canadian economy experiencing a period of low mortgage rates and strong immigration, this trend could continue. According to Statistics Canada, Canada welcomed 247,202 permanent residents in 2008, 70,000 more than in 1998, and well within the government's planned range of 240,000 to 265,000 new permanent residents for 2009.

The TREB President pointed out that Greater Toronto REALTORS® are an integral part of the real estate transaction process. "TREB Members are uniquely positioned to help home buyers and sellers adapt to changing market conditions," added Ms. O'Neill. "In addition, TREB continues to advocate public policies that do not threaten affordability but support home ownership in the GTA such as lower taxation and less regulation."

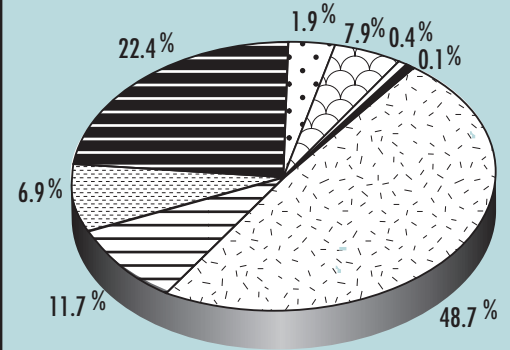
Median Price

The median price in February was \$312,900 from the \$324,000 recorded during February of 2008. ■

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	2,008	96	\$370,000
Semi-Detached	483	97	\$315,000
Condo Townhouse	285	96	\$247,000
Condo Apt	923	96	\$240,000
Link	77	97	\$305,000
Att/Row/Twnhouse	326	97	\$290,250
Co-op Apt	15	100	\$175,000
Det Condo	3	98	\$187,000

Housing Market Indicators

	Feb 2008	Feb 2009	%Change
Sales	6,015	4,120	(-32%)
New Listings	11,478	10,239	(-11%)
Active Listings*	18,018	21,440	(+19%)
Days on Market	30	45	(+50%)

* All figures for single-family dwellings.

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Price Category Breakdown - February 2009

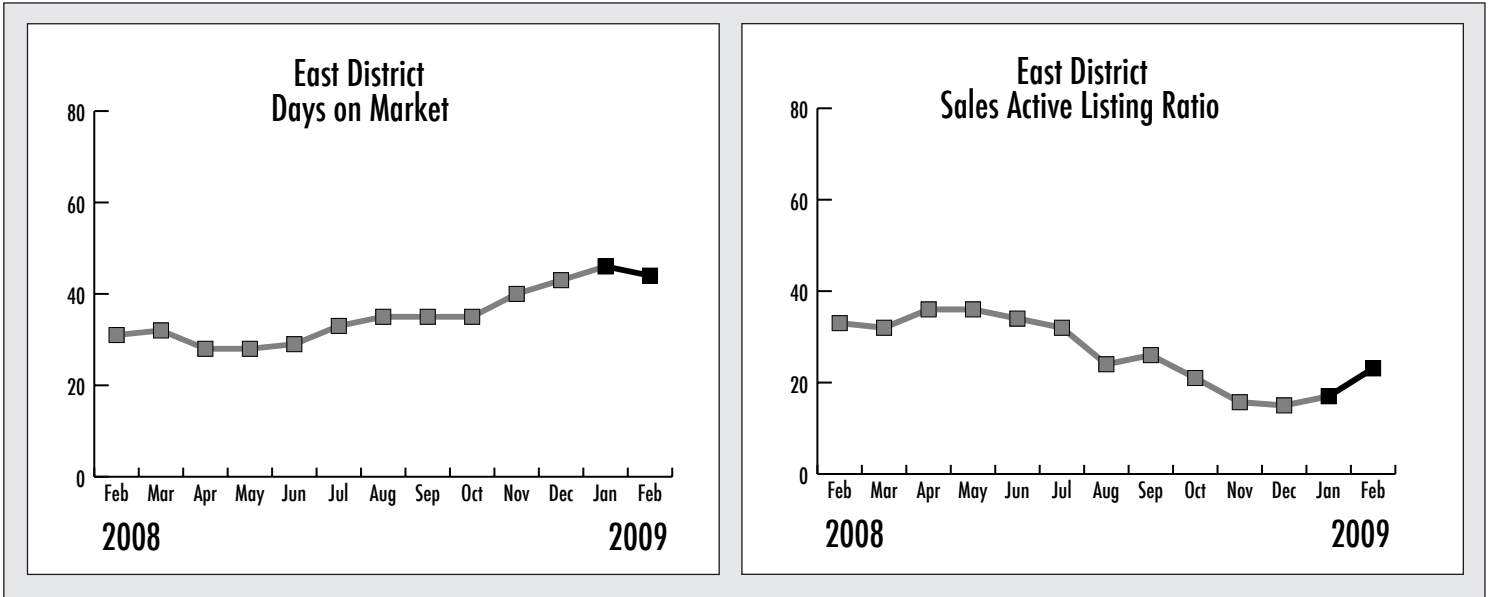
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	26	0.6	15	1.6	6	2.1
\$90,001 - \$100,000	6	0.1	5	0.5	-	-
\$100,001 - \$110,000	16	0.4	13	1.4	1	0.4
\$110,001 - \$120,000	18	0.4	13	1.4	2	0.7
\$120,001 - \$130,000	24	0.6	19	2.1	2	0.7
\$130,001 - \$140,000	22	0.5	13	1.4	3	1.1
\$140,001 - \$150,000	39	0.9	23	2.5	4	1.4
\$150,001 - \$160,000	59	1.4	34	3.7	12	4.2
\$160,001 - \$170,000	65	1.6	38	4.1	4	1.4
\$170,001 - \$180,000	70	1.7	39	4.2	14	4.9
\$180,001 - \$190,000	77	1.9	34	3.7	11	3.9
\$190,001 - \$200,000	78	1.9	34	3.7	10	3.5
\$200,001 - \$225,000	238	5.8	102	11.1	33	11.6
\$225,001 - \$250,000	358	8.7	129	14.0	46	16.1
\$250,001 - \$300,000	795	19.3	189	20.5	63	22.1
\$300,001 - \$400,000	1,184	28.7	162	17.6	52	18.2
\$400,001 - \$500,000	512	12.4	34	3.7	14	4.9
\$500,001 - \$750,000	368	8.9	22	2.4	7	2.5
\$750,001 - \$1,000,000	90	2.2	2	0.2	1	0.4
\$1,000,001 - \$1,500,000	50	1.2	3	0.3	-	-
\$1,500,001 -	25	0.6	-	-	-	-
Total:	4,120	100	923	100	285	100

Current Month: February 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	130	96	44	\$17,427,499	\$396,080	\$364,000	37	97
E02	124	91	43	\$21,677,000	\$504,116	\$459,500	27	97
E03	230	151	92	\$31,182,236	\$338,937	\$336,250	36	97
E04	180	92	43	\$11,807,750	\$274,599	\$276,000	44	95
E05	200	111	49	\$12,731,598	\$259,829	\$247,000	55	95
E06	132	60	30	\$10,719,900	\$357,330	\$315,250	45	95
E07	193	90	42	\$11,462,700	\$272,921	\$270,500	50	95
E08	227	107	48	\$13,925,830	\$290,121	\$283,125	43	96
E09	197	95	50	\$11,926,260	\$238,525	\$226,000	61	96
E10	105	48	36	\$12,209,400	\$339,150	\$329,750	46	96
E11	281	98	46	\$11,386,550	\$247,534	\$243,500	41	95
E12	47	30	9	\$2,127,000	\$236,333	\$224,000	29	98
E13	234	121	60	\$18,565,300	\$309,422	\$271,125	45	97
E14	352	176	77	\$23,594,050	\$306,416	\$285,000	41	97
E15	354	201	82	\$23,009,300	\$280,601	\$279,500	37	97
E16	634	316	132	\$26,844,280	\$203,366	\$191,250	43	96
E17	383	182	83	\$19,969,930	\$240,602	\$226,000	44	97
E18	24	9	1	\$370,000	\$370,000	\$370,000	123	93
E19	132	66	25	\$7,589,500	\$303,580	\$287,000	45	97
E20	111	36	13	\$4,500,750	\$346,212	\$313,000	75	96
E21	184	75	25	\$7,226,550	\$289,062	\$262,000	60	97
TOTAL	4,454	2,251	1,030	\$300,253,383	\$291,508	\$273,325	44	96

Year-to-Date: February 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	160	74	\$29,861,139	\$403,529	\$377,500	36	97
E02	172	72	\$34,449,200	\$478,461	\$435,250	35	97
E03	309	149	\$49,820,636	\$334,367	\$335,000	35	96
E04	182	72	\$19,421,650	\$269,745	\$275,500	42	96
E05	196	77	\$20,115,898	\$261,245	\$250,500	54	95
E06	136	47	\$16,203,900	\$344,764	\$320,000	52	95
E07	154	77	\$19,722,318	\$256,134	\$255,000	53	94
E08	238	83	\$23,100,330	\$278,317	\$280,000	43	95
E09	181	97	\$22,340,560	\$230,315	\$221,800	55	95
E10	105	55	\$18,831,200	\$342,385	\$335,000	43	96
E11	227	80	\$19,928,050	\$249,101	\$243,500	42	95
E12	62	21	\$4,795,000	\$228,333	\$224,000	39	97
E13	258	96	\$29,826,100	\$310,689	\$267,000	45	97
E14	372	133	\$38,830,850	\$291,961	\$275,000	40	97
E15	397	149	\$41,625,850	\$279,368	\$268,000	43	97
E16	659	211	\$42,413,810	\$201,013	\$187,500	46	96
E17	396	141	\$34,843,990	\$247,121	\$227,000	43	97
E18	19	2	\$600,000	\$300,000	\$300,000	113	93
E19	147	41	\$12,479,500	\$304,378	\$280,000	48	97
E20	93	21	\$6,686,750	\$318,417	\$267,000	66	96
E21	141	37	\$10,202,442	\$275,742	\$262,000	63	97
TOTAL	4,604	1,735	\$496,099,173	\$285,936	\$266,000	45	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
E01	32	8	\$411,650	\$359,000	25.0	95	E01	47	19	\$446,421	\$430,000	40.4	98
E02	45	20	\$623,325	\$600,750	44.4	98	E02	36	10	\$413,450	\$378,500	27.8	97
E03	125	49	\$374,962	\$349,500	39.2	96	E03	25	23	\$428,160	\$405,000	92.0	98
E04	82	24	\$326,471	\$302,500	29.3	96	E04	7	5	\$248,910	\$243,000	71.4	93
E05	58	11	\$409,500	\$401,000	19.0	96	E05	11	4	\$291,950	\$296,400	36.4	96
E06	105	24	\$369,996	\$325,000	22.9	96	E06	16	2	\$290,000	\$290,000	12.5	96
E07	58	16	\$347,081	\$347,500	27.6	95	E07	11	2	\$300,800	\$300,800	18.2	96
E08	128	31	\$338,850	\$300,000	24.2	96	E08	6	1	\$286,500	\$286,500	16.7	96
E09	65	17	\$318,821	\$309,000	26.2	96	E09	5	1	\$275,000	\$275,000	20.0	101
E10	81	31	\$350,319	\$334,500	38.3	96	E10	2	1	\$249,000	\$249,000	50.0	98
E11	104	21	\$315,590	\$295,000	20.2	96	E11	28	6	\$263,275	\$258,500	21.4	96
E12	32	5	\$267,000	\$280,000	15.6	98	E12	2	-	-	-	-	-
E13	126	31	\$396,182	\$340,000	24.6	97	E13	17	3	\$275,833	\$271,000	17.7	97
E14	242	54	\$333,695	\$322,500	22.3	97	E14	29	4	\$252,250	\$250,000	13.8	97
E15	238	56	\$307,779	\$301,500	23.5	97	E15	12	3	\$252,000	\$248,000	25.0	98
E16	481	93	\$224,201	\$214,000	19.3	96	E16	57	17	\$159,818	\$158,000	29.8	97
E17	261	57	\$258,852	\$246,000	21.8	97	E17	10	3	\$180,667	\$184,000	30.0	98
E18	24	1	\$370,000	\$370,000	4.2	93	E18	-	-	-	-	-	-
E19	114	21	\$315,929	\$290,000	18.4	97	E19	-	-	-	-	-	-
E20	99	13	\$346,212	\$313,000	13.1	96	E20	-	-	-	-	-	-
E21	183	24	\$292,148	\$267,000	13.1	97	E21	1	1	\$215,000	\$215,000	100.0	98

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	25	7	\$290,571	\$297,500	28.0	98	E01	-	-	-	-	-	-
E02	22	7	\$342,071	\$325,000	31.8	95	E02	-	-	-	-	-	-
E03	65	18	\$145,306	\$134,000	27.7	96	E03	-	-	-	-	-	-
E04	62	10	\$150,690	\$147,000	16.1	95	E04	-	-	-	-	-	-
E05	88	23	\$176,435	\$172,000	26.1	94	E05	6	2	\$352,900	\$352,900	33.3	98
E06	8	3	\$300,667	\$260,000	37.5	91	E06	-	-	-	-	-	-
E07	103	12	\$179,358	\$181,000	11.7	95	E07	7	4	\$295,000	\$292,500	57.1	92
E08	61	11	\$170,773	\$155,500	18.0	95	E08	-	1	\$296,000	\$296,000	-	93
E09	100	28	\$194,207	\$200,500	28.0	95	E09	-	-	-	-	-	-
E10	3	1	\$125,000	\$125,000	33.3	91	E10	1	-	-	-	-	-
E11	63	8	\$118,688	\$109,250	12.7	93	E11	5	-	-	-	-	-
E12	4	-	-	-	-	-	E12	-	-	-	-	-	-
E13	30	7	\$214,571	\$195,000	23.3	96	E13	7	-	-	-	-	-
E14	20	1	\$168,000	\$168,000	5.0	96	E14	6	2	\$252,500	\$252,500	33.3	97
E15	25	2	\$162,450	\$162,450	8.0	95	E15	15	3	\$226,500	\$225,500	20.0	97
E16	23	6	\$159,883	\$163,500	26.1	95	E16	8	4	\$192,375	\$198,750	50.0	97
E17	24	-	-	-	-	-	E17	31	7	\$220,641	\$225,000	22.6	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	2	-	-	-	-	-	E19	-	-	-	-	-	-
E20	10	-	-	-	-	-	E20	2	-	-	-	-	-
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	1	3	\$279,300	\$276,900	300.0	94	E01	-	-	-	-	-	-
E02	10	4	\$401,250	\$387,500	40.0	98	E02	-	-	-	-	-	-
E03	3	1	\$173,000	\$173,000	33.3	97	E03	-	-	-	-	-	-
E04	21	3	\$287,000	\$292,000	14.3	94	E04	-	-	-	-	-	-
E05	34	5	\$214,800	\$210,000	14.7	93	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	10	5	\$224,100	\$217,000	50.0	95	E07	-	-	-	-	-	-
E08	22	2	\$226,750	\$226,750	9.1	94	E08	1	-	-	-	-	-
E09	23	4	\$198,375	\$237,000	17.4	99	E09	-	-	-	-	-	-
E10	12	-	-	-	-	-	E10	-	-	-	-	-	-
E11	40	7	\$190,000	\$195,000	17.5	96	E11	3	1	\$182,000	\$182,000	33.3	97
E12	5	4	\$198,000	\$200,000	80.0	98	E12	-	-	-	-	-	-
E13	37	12	\$192,408	\$194,500	32.4	96	E13	1	-	-	-	-	-
E14	13	2	\$194,750	\$194,750	15.4	98	E14	-	1	\$187,000	\$187,000	-	98
E15	29	6	\$204,667	\$203,750	20.7	97	E15	-	-	-	-	-	-
E16	48	6	\$101,650	\$95,500	12.5	96	E16	-	-	-	-	-	-
E17	18	3	\$181,500	\$192,000	16.7	94	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	25	7	\$397,200	\$413,500	28.0	97
E02	3	-	-	-	-	-	E02	8	2	\$538,250	\$538,250	25.0	98
E03	3	1	\$172,900	\$172,900	33.3	100	E03	9	-	-	-	-	-
E04	6	-	-	-	-	-	E04	2	1	\$360,000	\$360,000	50.0	98
E05	-	-	-	-	-	-	E05	3	4	\$305,375	\$307,250	133.3	97
E06	-	-	-	-	-	-	E06	2	1	\$358,000	\$358,000	50.0	97
E07	1	-	-	-	-	-	E07	3	3	\$285,000	\$264,000	100.0	97
E08	-	-	-	-	-	-	E08	9	2	\$253,490	\$253,490	22.2	100
E09	-	-	-	-	-	-	E09	4	-	-	-	-	-
E10	-	-	-	-	-	-	E10	6	3	\$325,167	\$340,000	50.0	96
E11	1	-	-	-	-	-	E11	37	3	\$239,333	\$260,000	8.1	97
E12	-	-	-	-	-	-	E12	4	-	-	-	-	-
E13	-	-	-	-	-	-	E13	16	7	\$235,036	\$237,000	43.8	97
E14	-	-	-	-	-	-	E14	42	13	\$255,077	\$255,000	31.0	98
E15	-	-	-	-	-	-	E15	35	12	\$232,108	\$233,000	34.3	98
E16	-	-	-	-	-	-	E16	17	6	\$156,333	\$171,000	35.3	97
E17	-	-	-	-	-	-	E17	39	13	\$198,799	\$198,000	33.3	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	16	4	\$238,750	\$240,000	25.0	97
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: February 2009								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	119	63	31	\$11,371,900	\$366,835	\$314,000	42	98
W02	142	71	37	\$14,866,593	\$401,800	\$375,000	30	97
W03	210	101	27	\$8,305,000	\$307,593	\$309,000	48	95
W04	202	91	31	\$8,390,800	\$270,671	\$250,000	47	95
W05	371	152	48	\$12,297,701	\$256,202	\$278,000	54	95
W06	288	147	51	\$16,724,890	\$327,939	\$327,000	40	97
W07	141	62	37	\$15,251,100	\$412,192	\$402,000	43	96
W08	275	131	59	\$29,315,000	\$496,864	\$415,000	49	96
W09	128	67	18	\$5,201,000	\$288,944	\$312,500	33	93
W10	323	133	52	\$11,035,713	\$212,225	\$198,000	51	96
W12	264	123	52	\$21,897,950	\$421,114	\$353,000	44	95
W13	220	113	38	\$17,168,400	\$451,800	\$390,000	57	96
W14	121	57	22	\$5,812,850	\$264,220	\$252,000	57	96
W15	496	236	95	\$21,955,400	\$231,109	\$219,000	45	96
W16	180	96	28	\$8,071,300	\$288,261	\$278,750	49	96
W17	-	-	-	-	-	-	-	-
W18	126	51	21	\$5,108,901	\$243,281	\$264,100	36	95
W19	490	244	90	\$31,759,640	\$352,885	\$332,000	40	96
W20	552	302	123	\$42,061,988	\$341,967	\$325,000	36	97
W21	507	221	81	\$38,472,900	\$474,974	\$430,000	56	96
W22	280	174	79	\$24,733,250	\$313,079	\$305,000	37	98
W23	1,071	558	224	\$67,344,052	\$300,643	\$287,250	40	97
W24	824	428	148	\$46,612,500	\$314,949	\$311,000	43	96
W25	113	54	17	\$6,823,500	\$401,382	\$307,000	46	96
W26	25	6	1	\$290,000	\$290,000	\$290,000	7	97
W27	240	109	57	\$18,056,250	\$316,776	\$310,000	45	97
W28	296	111	43	\$20,049,675	\$466,272	\$375,000	50	96
W29	200	69	27	\$7,609,200	\$281,822	\$250,000	51	97
TOTAL	8,204	3,970	1,537	\$516,587,453	\$336,101	\$305,600	44	96



Year-to-Date: February 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	120	58	\$21,869,900	\$377,067	\$321,500	42	97
W02	156	56	\$23,834,883	\$425,623	\$385,500	33	97
W03	186	50	\$15,721,000	\$314,420	\$303,250	57	95
W04	182	55	\$14,313,300	\$260,242	\$249,900	52	95
W05	307	84	\$22,308,201	\$265,574	\$280,000	56	95
W06	283	88	\$29,841,920	\$339,113	\$315,000	44	97
W07	138	59	\$23,593,300	\$399,886	\$394,500	42	97
W08	257	90	\$42,489,879	\$472,110	\$400,500	50	95
W09	130	41	\$10,522,482	\$256,646	\$199,000	51	94
W10	261	90	\$19,431,527	\$215,906	\$199,500	54	96
W12	247	83	\$35,137,950	\$423,349	\$360,000	47	95
W13	206	55	\$26,836,900	\$487,944	\$380,000	56	96
W14	118	39	\$10,953,150	\$280,850	\$255,000	52	96
W15	491	157	\$36,194,250	\$230,537	\$216,000	48	96
W16	175	45	\$13,304,300	\$295,651	\$285,000	52	96
W17	-	-	-	-	-	-	-
W18	111	31	\$7,059,701	\$227,732	\$236,101	45	95
W19	510	154	\$53,064,140	\$344,572	\$329,000	43	96
W20	619	209	\$70,780,588	\$338,663	\$320,000	41	97
W21	461	113	\$52,430,500	\$463,987	\$406,000	57	96
W22	311	127	\$40,275,975	\$317,134	\$309,000	42	97
W23	1,088	374	\$111,057,602	\$296,945	\$285,000	43	97
W24	846	252	\$80,960,110	\$321,270	\$309,000	42	96
W25	101	36	\$12,982,400	\$360,622	\$304,500	61	96
W26	15	3	\$1,940,000	\$646,667	\$800,000	139	96
W27	230	75	\$24,452,550	\$326,034	\$315,000	46	97
W28	219	65	\$29,711,375	\$457,098	\$375,000	56	96
W29	176	55	\$15,300,600	\$278,193	\$255,000	47	97
TOTAL	7,944	2,544	\$846,368,483	\$332,692	\$304,750	47	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
W01	31	6	\$577,000	\$515,000	19.4	97	W01	20	7	\$423,771	\$442,500	35.0	100
W02	47	11	\$571,545	\$525,000	23.4	97	W02	39	14	\$389,278	\$390,000	35.9	97
W03	112	10	\$315,450	\$318,750	8.9	95	W03	44	12	\$334,750	\$343,500	27.3	95
W04	98	19	\$339,358	\$325,900	19.4	94	W04	18	-	-	-	-	-
W05	73	12	\$367,292	\$350,500	16.4	96	W05	86	17	\$313,971	\$290,000	19.8	95
W06	71	19	\$368,263	\$349,000	26.8	97	W06	13	2	\$472,500	\$472,500	15.4	98
W07	53	16	\$559,938	\$531,250	30.2	96	W07	1	-	-	-	-	-
W08	162	35	\$657,657	\$550,000	21.6	96	W08	4	1	\$375,000	\$375,000	25.0	96
W09	55	9	\$421,889	\$407,000	16.4	93	W09	3	-	-	-	-	-
W10	105	23	\$293,679	\$295,000	21.9	96	W10	11	-	-	-	-	-
W12	180	27	\$527,794	\$420,000	15.0	95	W12	10	5	\$331,200	\$314,000	50.0	95
W13	153	22	\$604,568	\$605,000	14.4	95	W13	17	8	\$286,113	\$283,000	47.1	96
W14	37	3	\$456,667	\$465,000	8.1	96	W14	11	3	\$331,967	\$321,000	27.3	96
W15	26	3	\$412,333	\$457,000	11.5	96	W15	18	6	\$337,833	\$335,500	33.3	98
W16	76	11	\$364,500	\$354,000	14.5	96	W16	29	3	\$265,000	\$266,500	10.3	94
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	48	6	\$282,350	\$279,000	12.5	95	W18	34	10	\$254,380	\$266,550	29.4	96
W19	185	34	\$463,038	\$436,175	18.4	96	W19	59	17	\$341,915	\$337,000	28.8	97
W20	282	47	\$423,660	\$400,000	16.7	96	W20	88	32	\$318,053	\$323,500	36.4	97
W21	358	53	\$576,292	\$528,500	14.8	95	W21	15	5	\$335,980	\$330,000	33.3	97
W22	177	31	\$373,465	\$355,000	17.5	97	W22	30	14	\$301,636	\$298,500	46.7	98
W23	679	136	\$330,694	\$318,000	20.0	96	W23	197	49	\$268,890	\$268,000	24.9	97
W24	491	85	\$370,333	\$372,000	17.3	95	W24	118	30	\$284,517	\$277,500	25.4	96
W25	66	7	\$548,286	\$412,000	10.6	96	W25	5	2	\$336,500	\$336,500	40.0	98
W26	25	1	\$290,000	\$290,000	4.0	97	W26	-	-	-	-	-	-
W27	200	40	\$347,525	\$333,750	20.0	97	W27	9	5	\$269,300	\$290,000	55.6	96
W28	265	31	\$526,933	\$440,000	11.7	95	W28	10	9	\$293,639	\$294,000	90.0	98
W29	149	19	\$308,800	\$258,000	12.8	97	W29	12	2	\$228,000	\$228,000	16.7	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	14	\$264,857	\$249,500	30.4	98	W01	-	-	-	-	-	-
W02	29	7	\$270,414	\$260,000	24.1	97	W02	-	-	-	-	-	-
W03	43	3	\$216,667	\$215,000	7.0	94	W03	-	-	-	-	-	-
W04	48	10	\$153,800	\$151,000	20.8	96	W04	-	-	-	-	-	-
W05	121	11	\$104,000	\$110,000	9.1	94	W05	-	-	-	-	-	-
W06	174	24	\$285,250	\$265,000	13.8	96	W06	-	-	-	-	-	-
W07	64	14	\$257,329	\$240,800	21.9	97	W07	-	-	-	-	-	-
W08	101	19	\$254,263	\$207,000	18.8	95	W08	-	-	-	-	-	-
W09	53	7	\$147,714	\$104,000	13.2	94	W09	-	-	-	-	-	-
W10	160	23	\$142,635	\$145,000	14.4	96	W10	3	-	-	-	-	-
W12	45	11	\$301,591	\$260,000	24.4	96	W12	-	-	-	-	-	-
W13	20	2	\$189,000	\$189,000	10.0	99	W13	-	-	-	-	-	-
W14	31	8	\$179,875	\$180,000	25.8	95	W14	-	1	\$381,950	\$381,950	-	98
W15	378	77	\$213,292	\$203,000	20.4	96	W15	-	-	-	-	-	-
W16	30	5	\$200,360	\$212,000	16.7	96	W16	4	2	\$324,500	\$324,500	50.0	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	28	2	\$115,500	\$115,500	7.1	88	W18	-	-	-	-	-	-
W19	112	12	\$205,434	\$180,000	10.7	96	W19	7	1	\$348,000	\$348,000	14.3	101
W20	49	7	\$195,500	\$187,500	14.3	97	W20	5	1	\$354,000	\$354,000	20.0	97
W21	45	7	\$236,286	\$246,500	15.6	97	W21	4	-	-	-	-	-
W22	4	3	\$221,667	\$240,000	75.0	97	W22	1	-	-	-	-	-
W23	37	5	\$180,600	\$180,000	13.5	95	W23	2	1	\$260,000	\$260,000	50.0	98
W24	75	12	\$146,442	\$147,950	16.0	98	W24	3	-	-	-	-	-
W25	12	1	\$307,000	\$307,000	8.3	93	W25	3	2	\$292,500	\$292,500	66.7	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	2	\$130,500	\$130,500	50.0	95	W27	2	2	\$237,750	\$237,750	100.0	97
W28	-	-	-	-	-	-	W28	3	-	-	-	-	-
W29	17	-	-	-	-	-	W29	1	-	-	-	-	-

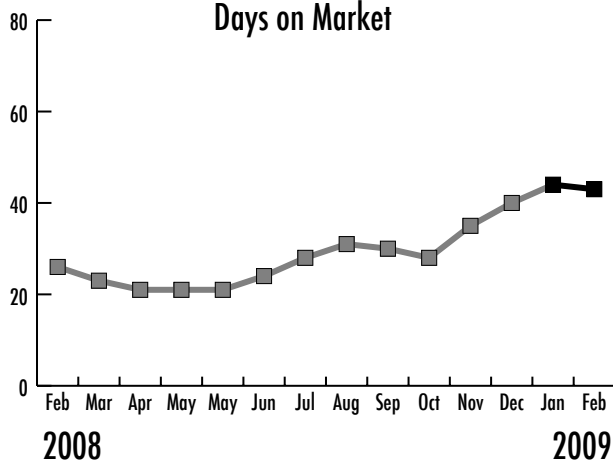
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	17	3	\$308,500	\$315,000	17.7	96	W01	-	-	-	-	-	-
W02	14	3	\$260,333	\$253,000	21.4	99	W02	-	-	-	-	-	-
W03	6	1	\$301,500	\$301,500	16.7	99	W03	-	-	-	-	-	-
W04	30	2	\$202,500	\$202,500	6.7	98	W04	-	-	-	-	-	-
W05	85	8	\$176,088	\$191,500	9.4	96	W05	-	-	-	-	-	-
W06	17	4	\$392,725	\$422,000	23.5	98	W06	-	-	-	-	-	-
W07	8	-	-	-	-	-	W07	-	-	-	-	-	-
W08	4	4	\$272,750	\$267,500	100.0	96	W08	-	-	-	-	-	-
W09	6	1	\$330,000	\$330,000	16.7	95	W09	-	-	-	-	-	-
W10	39	5	\$138,300	\$145,000	12.8	95	W10	-	-	-	-	-	-
W12	25	9	\$297,111	\$292,000	36.0	96	W12	-	-	-	-	-	-
W13	22	6	\$200,167	\$212,000	27.3	96	W13	1	-	-	-	-	-
W14	36	7	\$232,286	\$255,000	19.4	97	W14	-	-	-	-	-	-
W15	73	9	\$251,989	\$241,000	12.3	97	W15	-	-	-	-	-	-
W16	41	7	\$230,857	\$227,500	17.1	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	15	2	\$168,500	\$168,500	13.3	95	W18	-	-	-	-	-	-
W19	88	21	\$281,081	\$282,500	23.9	96	W19	-	-	-	-	-	-
W20	89	23	\$261,278	\$264,000	25.8	96	W20	-	-	-	-	-	-
W21	26	4	\$254,500	\$260,500	15.4	98	W21	2	-	-	-	-	-
W22	4	2	\$183,750	\$183,750	50.0	98	W22	-	1	\$345,000	\$345,000	-	99
W23	80	14	\$232,139	\$240,000	17.5	98	W23	-	-	-	-	-	-
W24	69	9	\$190,333	\$180,000	13.0	96	W24	3	-	-	-	-	-
W25	15	1	\$327,000	\$327,000	6.7	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	15	3	\$217,750	\$220,000	20.0	96	W27	-	-	-	-	-	-
W28	6	-	-	-	-	-	W28	-	-	-	-	-	-
W29	14	2	\$181,000	\$181,000	14.3	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	5	1	\$310,000	\$310,000	20.0	97
W02	5	1	\$210,000	\$210,000	20.0	98	W02	8	1	\$245,800	\$245,800	12.5	98
W03	-	-	-	-	-	-	W03	5	1	\$182,000	\$182,000	20.0	96
W04	-	-	-	-	-	-	W04	8	-	-	-	-	-
W05	4	-	-	-	-	-	W05	2	-	-	-	-	-
W06	4	1	\$135,000	\$135,000	25.0	94	W06	9	1	\$231,000	\$231,000	11.1	99
W07	-	2	\$133,000	\$133,000	-	96	W07	15	5	\$484,700	\$485,000	33.3	96
W08	3	-	-	-	-	-	W08	1	-	-	-	-	-
W09	4	1	\$40,000	\$40,000	25.0	89	W09	7	-	-	-	-	-
W10	1	-	-	-	-	-	W10	4	1	\$309,000	\$309,000	25.0	97
W12	-	-	-	-	-	-	W12	4	-	-	-	-	-
W13	-	-	-	-	-	-	W13	7	-	-	-	-	-
W14	1	-	-	-	-	-	W14	5	-	-	-	-	-
W15	1	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	1	\$303,000	\$303,000	100.0	95
W19	1	-	-	-	-	-	W19	38	5	\$297,580	\$294,100	13.2	95
W20	-	-	-	-	-	-	W20	39	13	\$326,185	\$315,000	33.3	97
W21	-	-	-	-	-	-	W21	57	12	\$298,125	\$292,500	21.1	97
W22	-	-	-	-	-	-	W22	64	28	\$269,838	\$272,500	43.8	98
W23	-	-	-	-	-	-	W23	76	19	\$251,637	\$245,000	25.0	98
W24	-	-	-	-	-	-	W24	65	12	\$260,700	\$277,500	18.5	96
W25	-	-	-	-	-	-	W25	12	4	\$273,375	\$284,750	33.3	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	10	5	\$283,800	\$270,000	50.0	99
W28	-	-	-	-	-	-	W28	12	3	\$357,333	\$305,000	25.0	95
W29	-	-	-	-	-	-	W29	7	4	\$231,000	\$239,500	57.1	97

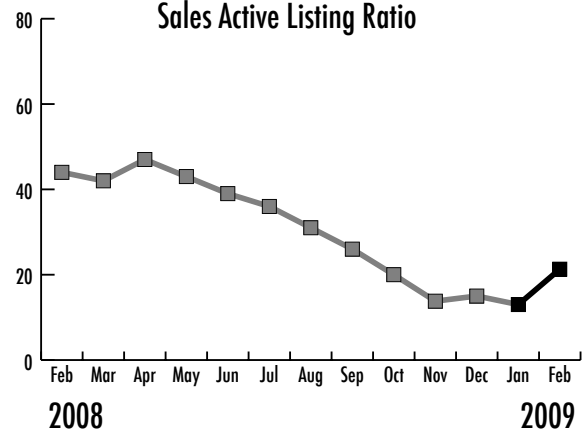
Current Month: February 2009

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	805	388	164	\$56,888,575	\$346,882	\$322,500	45	97
C02	208	91	40	\$25,160,000	\$629,000	\$553,500	30	97
C03	136	68	26	\$15,283,500	\$587,827	\$412,000	42	96
C04	273	141	50	\$31,964,750	\$639,295	\$527,500	44	95
C06	95	40	22	\$10,278,418	\$467,201	\$451,500	27	96
C07	317	146	72	\$27,190,100	\$377,640	\$319,000	44	96
C08	308	165	84	\$27,271,868	\$324,665	\$297,000	47	97
C09	108	55	16	\$16,765,500	\$1,047,844	\$770,500	31	96
C10	256	128	54	\$26,291,718	\$486,884	\$394,950	37	94
C11	86	55	28	\$16,032,638	\$572,594	\$553,750	40	96
C12	155	71	25	\$38,124,468	\$1,524,979	\$900,000	51	94
C13	104	64	29	\$10,607,200	\$365,766	\$382,000	37	96
C14	384	183	80	\$30,949,269	\$386,866	\$287,000	42	96
C15	242	142	49	\$17,471,439	\$356,560	\$347,000	53	96
TOTAL	3,477	1,737	739	\$350,279,443	\$473,991	\$350,000	43	96

**Central District
Days on Market**



**Central District
Sales Active Listing Ratio**



Year-to-Date: February 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	811	268	\$93,988,191	\$350,702	\$320,000	45	96
C02	198	65	\$39,999,600	\$615,378	\$488,000	31	97
C03	135	45	\$26,900,180	\$597,782	\$435,000	47	95
C04	265	81	\$54,642,268	\$674,596	\$550,118	43	95
C06	80	31	\$14,702,418	\$474,272	\$440,000	33	95
C07	312	107	\$40,749,623	\$380,838	\$328,000	44	96
C08	339	138	\$45,318,216	\$328,393	\$292,250	46	97
C09	97	26	\$24,263,000	\$933,192	\$749,000	37	95
C10	272	82	\$40,215,943	\$490,438	\$400,450	40	94
C11	111	45	\$24,081,738	\$535,150	\$529,000	41	96
C12	126	37	\$48,758,468	\$1,317,796	\$895,000	49	93
C13	124	49	\$17,718,100	\$361,594	\$382,000	36	96
C14	371	127	\$46,583,919	\$366,803	\$276,000	44	96
C15	231	84	\$30,860,339	\$367,385	\$350,000	50	96
TOTAL	3,472	1,185	\$548,782,003	\$463,107	\$350,000	43	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	13	1	\$900,000	\$900,000	7.7	92	C01	25	9	\$584,333	\$548,000	36.0	98	
C02	34	8	\$802,375	\$702,000	23.5	96	C02	40	17	\$620,853	\$470,000	42.5	97	
C03	65	16	\$711,469	\$554,500	24.6	96	C03	14	3	\$324,333	\$338,000	21.4	96	
C04	194	29	\$844,940	\$714,000	15.0	94	C04	9	3	\$631,667	\$535,000	33.3	97	
C06	60	15	\$576,233	\$565,000	25.0	95	C06	1	-	-	-	-	-	-
C07	115	21	\$576,262	\$453,000	18.3	95	C07	8	2	\$365,500	\$365,500	25.0	95	
C08	6	2	\$511,000	\$511,000	33.3	99	C08	13	3	\$512,000	\$555,000	23.1	95	
C09	44	7	\$1,676,071	\$1,581,500	15.9	95	C09	7	1	\$1,325,000	\$1,325,000	14.3	98	
C10	63	15	\$766,607	\$678,500	23.8	87	C10	14	7	\$537,214	\$476,500	50.0	97	
C11	30	13	\$894,750	\$780,000	43.3	96	C11	6	5	\$488,178	\$460,000	83.3	95	
C12	120	19	\$1,851,535	\$1,451,000	15.8	93	C12	-	2	\$631,250	\$631,250	-	99	
C13	26	9	\$464,367	\$435,000	34.6	95	C13	11	4	\$341,000	\$315,000	36.4	95	
C14	128	14	\$823,214	\$716,500	10.9	95	C14	-	-	-	-	-	-	-
C15	66	14	\$547,036	\$558,000	21.2	96	C15	23	8	\$366,750	\$356,000	34.8	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	
C01	700	133	\$316,846	\$293,000	19.0	96	C01	-	-	-	-	-	-	-
C02	113	11	\$578,136	\$387,500	9.7	96	C02	-	-	-	-	-	-	-
C03	44	6	\$442,000	\$442,500	13.6	95	C03	-	-	-	-	-	-	-
C04	61	17	\$315,971	\$286,000	27.9	95	C04	-	-	-	-	-	-	-
C06	31	7	\$233,560	\$240,000	22.6	96	C06	-	-	-	-	-	-	-
C07	161	43	\$283,491	\$278,000	26.7	97	C07	1	1	\$400,000	\$400,000	100.0	98	
C08	249	72	\$299,741	\$280,000	28.9	97	C08	-	-	-	-	-	-	-
C09	34	4	\$429,500	\$415,000	11.8	98	C09	-	-	-	-	-	-	-
C10	164	31	\$341,581	\$330,000	18.9	96	C10	-	-	-	-	-	-	-
C11	39	9	\$202,222	\$190,000	23.1	96	C11	-	-	-	-	-	-	-
C12	26	2	\$331,900	\$331,900	7.7	97	C12	-	-	-	-	-	-	-
C13	66	12	\$280,783	\$212,950	18.2	97	C13	-	-	-	-	-	-	-
C14	232	52	\$274,912	\$257,500	22.4	96	C14	-	-	-	-	-	-	-
C15	108	22	\$237,952	\$230,500	20.4	96	C15	2	1	\$390,000	\$390,000	50.0	98	

Condo Townhouse

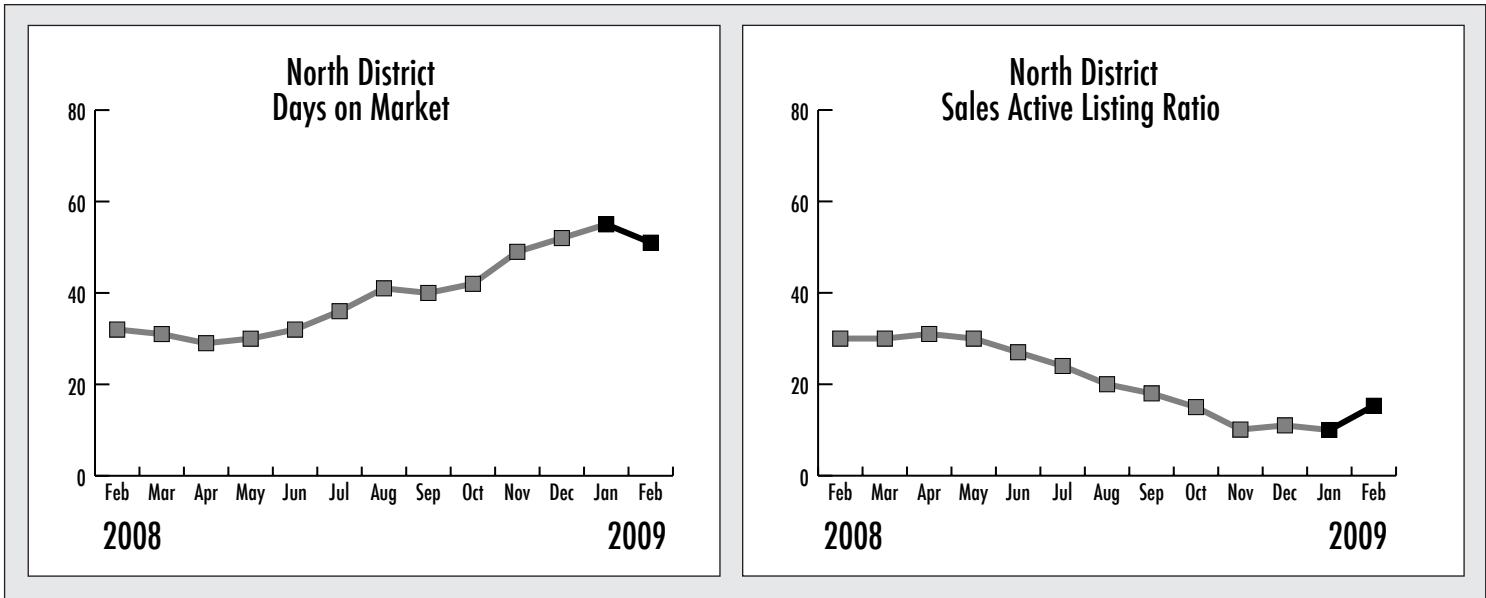
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List	
C01	42	15	\$378,133	\$382,500	35.7	97	C01	-	-	-	-	-	-	-
C02	4	1	\$660,000	\$660,000	25.0	96	C02	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	-	-	-	-	-	-	C04	-	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	26	4	\$315,875	\$299,250	15.4	95	C07	-	-	-	-	-	-	-
C08	16	2	\$366,000	\$366,000	12.5	101	C08	-	-	-	-	-	-	-
C09	2	1	\$850,000	\$850,000	50.0	95	C09	-	-	-	-	-	-	-
C10	11	-	-	-	-	-	C10	-	-	-	-	-	-	-
C11	9	1	\$140,000	\$140,000	11.1	97	C11	-	-	-	-	-	-	-
C12	9	2	\$509,500	\$509,500	22.2	93	C12	-	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	-	-	-	-	-	-	-
C14	15	11	\$415,822	\$400,000	73.3	97	C14	-	-	-	-	-	-	-
C15	43	3	\$277,667	\$268,000	7.0	95	C15	-	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	-	-	-	-	-	-	C01	25	6	\$486,167	\$473,000	24.0	98
C02	4	1	\$175,000	\$175,000	25.0	97	C02	13	2	\$496,000	\$496,000	15.4	97
C03	10	1	\$275,000	\$275,000	10.0	117	C03	2	-	-	-	-	-
C04	5	1	\$195,000	\$195,000	20.0	108	C04	4	-	-	-	-	-
C06	-	-	-	-	-	-	C06	2	-	-	-	-	-
C07	-	-	-	-	-	-	C07	6	1	\$504,000	\$504,000	16.7	99
C08	7	-	-	-	-	-	C08	17	5	\$480,100	\$450,000	29.4	99
C09	18	3	\$380,000	\$429,000	16.7	99	C09	3	-	-	-	-	-
C10	2	-	-	-	-	-	C10	2	1	\$443,118	\$443,118	50.0	97
C11	-	-	-	-	-	-	C11	2	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	1	4	\$423,625	\$425,000	400.0	97
C14	3	3	\$184,933	\$169,900	100.0	103	C14	6	-	-	-	-	-
C15	-	-	-	-	-	-	C15	-	1	\$421,000	\$421,000	-	96

North District

Current Month: February 2009									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	152	67	24	\$8,983,388	\$374,308	\$385,500	44	96	
N02	276	137	43	\$16,625,500	\$386,640	\$347,000	45	96	
N03	495	241	113	\$47,812,955	\$423,124	\$365,000	58	95	
N04	267	118	49	\$21,588,988	\$440,592	\$439,888	50	95	
N05	238	103	30	\$12,314,400	\$410,480	\$389,500	41	97	
N06	297	135	35	\$15,025,000	\$429,286	\$369,500	49	96	
N07	384	174	72	\$24,155,768	\$335,497	\$320,450	57	97	
N08	672	301	101	\$44,425,760	\$439,859	\$407,000	38	96	
N10	211	91	36	\$14,136,750	\$392,688	\$361,000	49	96	
N11	659	317	129	\$57,942,046	\$449,163	\$400,000	46	96	
N12	114	56	15	\$5,561,800	\$370,787	\$383,000	30	96	
N13	85	26	8	\$6,571,800	\$821,475	\$627,500	84	95	
N14	143	44	9	\$5,685,500	\$631,722	\$665,000	50	93	
N15	86	34	15	\$4,620,000	\$308,000	\$297,000	80	96	
N16	144	47	15	\$5,249,400	\$349,960	\$324,000	65	96	
N17	301	116	35	\$7,772,900	\$222,083	\$220,000	46	96	
N18	153	64	27	\$7,568,125	\$280,301	\$275,000	57	96	
N19	193	59	29	\$7,851,200	\$270,731	\$260,000	59	97	
N20	34	6	2	\$1,045,000	\$522,500	\$522,500	61	97	
N21	37	9	2	\$612,000	\$306,000	\$306,000	103	94	
N22	92	40	4	\$865,075	\$216,269	\$209,588	53	97	
N23	177	69	15	\$3,869,580	\$257,972	\$229,000	72	97	
N24	95	27	6	\$1,174,500	\$195,750	\$161,000	77	91	
TOTAL	5,305	2,281	814	\$321,457,435	\$394,911	\$358,000	51	96	



Year-to-Date: February 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	133	41	\$16,223,188	\$395,688	\$386,000	44	96
N02	240	63	\$25,123,500	\$398,786	\$340,000	45	96
N03	474	172	\$73,570,055	\$427,733	\$377,944	52	95
N04	241	67	\$28,565,988	\$426,358	\$425,000	50	95
N05	205	53	\$22,019,150	\$415,456	\$377,000	45	97
N06	238	59	\$24,085,450	\$408,228	\$367,000	54	96
N07	368	100	\$33,596,418	\$335,964	\$321,750	57	96
N08	618	166	\$72,055,660	\$434,070	\$401,000	43	96
N10	176	57	\$22,183,050	\$389,176	\$360,000	45	96
N11	633	191	\$83,105,246	\$435,106	\$390,000	50	95
N12	102	25	\$9,412,300	\$376,492	\$385,000	40	97
N13	47	9	\$7,040,800	\$782,311	\$525,000	77	95
N14	90	14	\$8,423,000	\$601,643	\$542,500	67	94
N15	65	23	\$8,084,000	\$351,478	\$297,000	71	97
N16	84	30	\$9,894,339	\$329,811	\$317,750	68	95
N17	237	58	\$14,385,900	\$248,033	\$225,500	47	96
N18	136	41	\$10,869,875	\$265,119	\$272,000	55	96
N19	121	45	\$12,434,100	\$276,313	\$245,000	62	97
N20	16	6	\$2,749,500	\$458,250	\$446,000	87	95
N21	18	5	\$1,382,000	\$276,400	\$260,000	100	94
N22	67	12	\$3,277,975	\$273,165	\$229,238	69	98
N23	124	28	\$6,880,580	\$245,735	\$224,750	86	97
N24	51	10	\$2,080,500	\$208,050	\$178,250	81	91
TOTAL	4,484	1,275	\$497,442,574	\$390,151	\$352,000	52	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	82	9	\$489,710	\$485,000	11.0	96	N01	2	-	-	-	-	-
N02	138	15	\$553,233	\$408,000	10.9	97	N02	-	2	\$376,000	\$376,000	-	99
N03	246	48	\$577,556	\$532,500	19.5	93	N03	15	4	\$376,250	\$387,750	26.7	96
N04	194	34	\$491,382	\$475,000	17.5	95	N04	14	6	\$327,833	\$322,000	42.9	94
N05	196	18	\$457,300	\$417,400	9.2	97	N05	7	1	\$336,000	\$336,000	14.3	96
N06	208	22	\$499,341	\$442,500	10.6	96	N06	22	2	\$287,000	\$287,000	9.1	96
N07	239	46	\$372,364	\$363,500	19.3	96	N07	50	8	\$283,130	\$280,000	16.0	98
N08	413	63	\$505,108	\$453,000	15.3	96	N08	103	15	\$364,097	\$370,000	14.6	97
N10	104	19	\$444,582	\$423,000	18.3	96	N10	7	-	-	-	-	-
N11	361	78	\$518,742	\$465,000	21.6	96	N11	56	14	\$331,414	\$330,000	25.0	97
N12	94	13	\$380,908	\$397,000	13.8	96	N12	7	1	\$305,000	\$305,000	14.3	95
N13	85	8	\$821,475	\$627,500	9.4	95	N13	-	-	-	-	-	-
N14	130	8	\$656,313	\$687,500	6.2	93	N14	-	-	-	-	-	-
N15	82	12	\$325,625	\$305,000	14.6	96	N15	-	-	-	-	-	-
N16	124	15	\$349,960	\$324,000	12.1	96	N16	-	-	-	-	-	-
N17	283	30	\$222,363	\$222,500	10.6	96	N17	4	1	\$244,000	\$244,000	25.0	98
N18	122	17	\$306,076	\$294,000	13.9	97	N18	14	3	\$246,000	\$254,000	21.4	95
N19	131	22	\$287,995	\$280,000	16.8	96	N19	7	3	\$206,633	\$205,000	42.9	99
N20	34	2	\$522,500	\$522,500	5.9	97	N20	-	-	-	-	-	-
N21	37	2	\$306,000	\$306,000	5.4	94	N21	-	-	-	-	-	-
N22	81	2	\$222,950	\$222,950	2.5	94	N22	-	1	\$218,475	\$218,475	-	102
N23	162	13	\$266,023	\$239,000	8.0	97	N23	-	-	-	-	-	-
N24	88	6	\$195,750	\$161,000	6.8	91	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	27	7	\$247,143	\$248,000	25.9	96	N01	11	5	\$387,000	\$391,500	45.5	96
N02	79	20	\$270,975	\$251,500	25.3	95	N02	20	1	\$372,000	\$372,000	5.0	98
N03	144	28	\$245,485	\$240,950	19.4	96	N03	6	-	-	-	-	-
N04	27	3	\$185,333	\$170,000	11.1	94	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	6	1	\$410,000	\$410,000	16.7	98
N06	14	2	\$262,000	\$262,000	14.3	94	N06	2	-	-	-	-	-
N07	25	-	-	-	-	-	N07	4	2	\$256,500	\$256,500	50.0	98
N08	76	5	\$253,200	\$245,000	6.6	94	N08	1	-	-	-	-	-
N10	44	1	\$220,000	\$220,000	2.3	94	N10	46	16	\$341,856	\$334,400	34.8	97
N11	99	5	\$447,600	\$270,000	5.1	93	N11	16	8	\$339,188	\$323,250	50.0	97
N12	-	-	-	-	-	-	N12	-	1	\$305,000	\$305,000	-	97
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	9	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	9	-	-	-	-	-	N16	1	-	-	-	-	-
N17	2	-	-	-	-	-	N17	1	-	-	-	-	-
N18	3	1	\$144,000	\$144,000	33.3	96	N18	10	4	\$256,281	\$258,313	40.0	96
N19	11	-	-	-	-	-	N19	12	3	\$223,300	\$219,900	25.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	6	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	1	\$218,780	\$218,780	33.3	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	28	3	\$303,667	\$310,000	10.7	97	N01	-	-	-	-	-	-
N02	33	2	\$298,500	\$298,500	6.1	95	N02	1	-	-	-	-	-
N03	29	6	\$290,883	\$286,400	20.7	98	N03	-	-	-	-	-	-
N04	10	-	-	-	-	-	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	21	2	\$443,750	\$443,750	9.5	95	N06	-	-	-	-	-	-
N07	19	2	\$202,500	\$202,500	10.5	98	N07	-	-	-	-	-	-
N08	12	3	\$297,000	\$315,000	25.0	96	N08	-	-	-	-	-	-
N10	6	-	-	-	-	-	N10	-	-	-	-	-	-
N11	46	8	\$341,100	\$335,400	17.4	94	N11	1	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	3	1	\$435,000	\$435,000	33.3	89	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	1	-	-	-	-	-
N18	3	1	\$228,000	\$228,000	33.3	97	N18	-	-	-	-	-	-
N19	2	-	-	-	-	-	N19	17	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	6	-	-	-	-	-	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	2	-	-	-	-	-
N02	-	-	-	-	-	-	N02	5	3	\$395,500	\$425,000	60.0	96
N03	1	-	-	-	-	-	N03	54	27	\$369,125	\$358,000	50.0	97
N04	-	-	-	-	-	-	N04	22	6	\$393,167	\$365,000	27.3	96
N05	-	-	-	-	-	-	N05	29	10	\$333,700	\$337,750	34.5	97
N06	-	-	-	-	-	-	N06	30	7	\$293,429	\$286,000	23.3	97
N07	-	-	-	-	-	-	N07	47	14	\$274,571	\$275,000	29.8	97
N08	1	-	-	-	-	-	N08	66	15	\$332,367	\$332,000	22.7	97
N10	-	-	-	-	-	-	N10	4	-	-	-	-	-
N11	-	-	-	-	-	-	N11	80	16	\$322,504	\$318,500	20.0	96
N12	-	-	-	-	-	-	N12	12	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	4	3	\$237,500	\$236,500	75.0	96
N16	1	-	-	-	-	-	N16	3	-	-	-	-	-
N17	-	-	-	-	-	-	N17	9	4	\$214,500	\$211,500	44.4	97
N18	-	-	-	-	-	-	N18	1	1	\$229,700	\$229,700	100.0	97
N19	-	-	-	-	-	-	N19	13	1	\$225,500	\$225,500	7.7	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	1	\$200,700	\$200,700	20.0	99
N23	-	-	-	-	-	-	N23	12	1	\$192,500	\$192,500	8.3	99
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
Grand Total	10,238	21,440	N/A	4,120	\$1,488,577,714	\$361,305	\$312,900	45	96
Year	N/A	N/A	20,504	6,739	\$2,388,692,233	\$354,458	\$310,000	47	96

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	Year-to-Date**	6,739	\$354,458
1993	38,990	\$206,490			
1994	44,237	\$208,921			
1995	39,273	\$203,028			
1996	55,779	\$198,150			
1997	58,014	\$211,307			
1998	55,344	\$216,815			
1999	58,957	\$228,372			
2000	58,343	\$243,255			
2001	67,612	\$251,508			
2002	74,759	\$275,231			
2003	78,898	\$293,067			
2004	83,501	\$315,231			
2005	84,145	\$335,907			
2006	83,084	\$351,941			
2007	93,193	\$376,236			

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

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

Single Family Dwelling Sales Comparison

