

December 2010

Third Best Year for Existing Home Sales

TORONTO - January 6, 2011

Greater Toronto REALTORS® reported 4,395 existing home sales for the month of December, bringing the 2010 total to 86,170 – down by one per cent compared to 2009.

“Market conditions were anything but uniform in 2010. We went from super-charged sales activity during the first four months of the year, to a marked drop-off in transactions in the summer and then in the fall saw sales climb back to levels that are sustainable over the longer term,” said TREB President Bill Johnston.

“New Federal Government-mandated mortgage lending guidelines, higher borrowing costs and misconceptions about the HST caused a pause in home buying in the summer. As it became clear that the HST was not applicable to the sale price of an existing home and buyers realized that home ownership remained affordable, market conditions improved,” continued Johnston.

The average home selling price in 2010 was \$431,463 – up nine per cent in comparison to the 2009 average selling price of \$395,460. In December, the

average annual rate of price growth was five per cent.

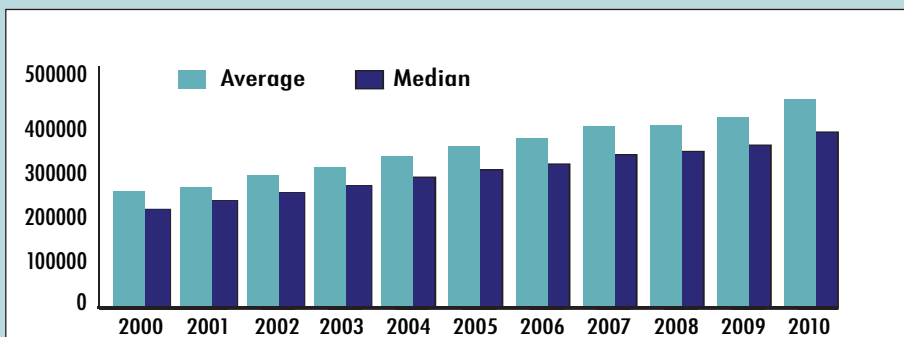
“At the outset of 2010, we were experiencing annual rates of price growth at or near 20 per cent. This was the result of extremely tight market conditions coupled with the fact that we were comparing prices to the trough of the recession at the beginning of 2009,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

“Balanced market conditions in the second half of 2010 resulted in more moderate home price appreciation,” continued Mercer. “Expect the average selling price to grow at or below five per cent in 2011. With this type of growth, mortgage carrying costs for the average priced home in the GTA will remain affordable for a household earning an average income.”

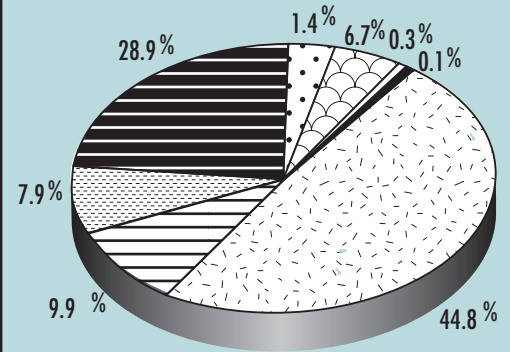
Median Price

In December, the median price was \$355,000, from the \$349,000 recorded during December of 2009.

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	1,971	97	\$450,000
Semi-Detached	434	99	\$360,500
Condo Townhouse	348	97	\$277,500
Condo Apt	1,269	97	\$285,000
Link	62	98	\$356,500
Att/Row/Twnhouse	294	98	\$355,000
Co-op Apt	12	95	\$138,500
Det Condo	5	96	\$295,000

Housing Market Indicators

	Dec. 2009	Dec. 2010	%Change
Sales	5,541	4,395	(-21%)
New Listings	5,506	4,284	(-22%)
Active Listings*	10,292	11,245	(9%)
Days on Market	27	37	(37%)

* All figures for single-family dwellings.

Inside

District Map	2
Price Category Breakdown.....	2
East District	3
West District	6
Toronto District.....	10
North District.....	12
Annual Summary.....	16
Single Family Comparison	16





Price Category Breakdown - December 2010

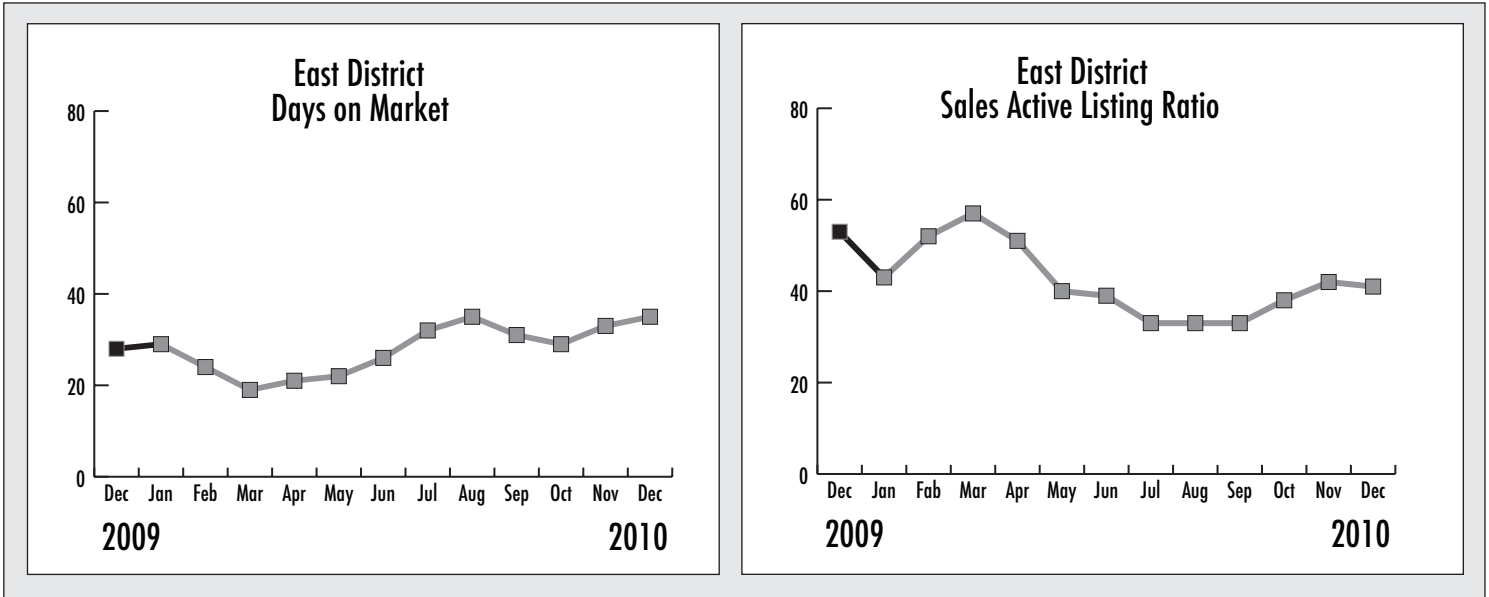
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	31	0.7	16	1.3	5	1.4
\$90,001 - \$100,000	11	0.3	8	0.6	-	-
\$100,001 - \$110,000	14	0.3	9	0.7	3	0.9
\$110,001 - \$120,000	13	0.3	10	0.8	1	0.3
\$120,001 - \$130,000	19	0.4	12	0.9	4	1.1
\$130,001 - \$140,000	21	0.5	14	1.1	4	1.1
\$140,001 - \$150,000	28	0.6	20	1.6	5	1.4
\$150,001 - \$160,000	18	0.4	14	1.1	2	0.6
\$160,001 - \$170,000	51	1.2	31	2.4	10	2.9
\$170,001 - \$180,000	59	1.3	34	2.7	10	2.9
\$180,001 - \$190,000	63	1.4	38	3.0	12	3.4
\$190,001 - \$200,000	49	1.1	28	2.2	7	2.0
\$200,001 - \$225,000	186	4.2	100	7.9	31	8.9
\$225,001 - \$250,000	241	5.5	120	9.5	37	10.6
\$250,001 - \$300,000	641	14.6	254	20.0	79	22.7
\$300,001 - \$400,000	1,218	27.7	341	26.9	98	28.2
\$400,001 - \$500,000	724	16.5	113	8.9	16	4.6
\$500,001 - \$750,000	688	15.7	81	6.4	14	4.0
\$750,001 - \$1,000,000	168	3.8	15	1.2	9	2.6
\$1,000,001 - \$1,500,000	90	2.0	5	0.4	-	-
\$1,500,001 -	62	1.4	6	0.5	1	0.3
Total:	4,395	100	1,269	100	348	100

Current Month: December 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	76	43	44	\$20,229,700	\$459,766	\$441,500	16	101
E02	57	27	33	\$22,403,200	\$678,885	\$460,000	24	98
E03	139	62	68	\$27,886,889	\$410,101	\$433,150	33	99
E04	109	47	51	\$14,404,401	\$282,439	\$320,000	31	96
E05	72	49	51	\$16,959,600	\$332,541	\$285,300	30	98
E06	59	28	40	\$17,028,000	\$425,700	\$364,200	28	97
E07	74	47	52	\$17,759,700	\$341,533	\$322,250	27	98
E08	167	69	46	\$18,334,650	\$398,579	\$350,450	35	96
E09	166	76	61	\$17,803,250	\$291,857	\$275,000	43	97
E10	61	26	28	\$10,249,501	\$366,054	\$355,051	28	97
E11	161	73	57	\$16,240,100	\$284,914	\$268,000	35	97
E12	15	3	9	\$2,890,000	\$321,111	\$310,000	18	98
E13	98	44	47	\$15,475,500	\$329,266	\$325,000	25	98
E14	205	100	82	\$27,910,400	\$340,371	\$329,000	34	98
E15	153	71	69	\$20,834,400	\$301,948	\$295,000	32	98
E16	431	150	131	\$29,689,178	\$226,635	\$226,000	47	97
E17	170	60	69	\$18,751,099	\$271,755	\$257,000	38	98
E18	22	5	1	\$340,000	\$340,000	\$340,000	40	96
E19	41	16	19	\$7,287,800	\$383,568	\$349,900	29	98
E20	63	8	20	\$7,243,600	\$362,180	\$277,500	54	97
E21	80	14	14	\$5,252,500	\$375,179	\$350,000	85	94
TOTAL	2,419	1,018	992	\$334,973,468	\$337,675	\$310,000	35	98

Year-to-Date: December 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,597	905	\$438,925,571	\$485,001	\$460,500	16	102
E02	1,383	818	\$500,468,968	\$611,820	\$535,149	16	101
E03	2,253	1,241	\$508,323,635	\$409,608	\$401,000	20	100
E04	1,661	905	\$263,626,706	\$291,300	\$311,000	26	98
E05	1,694	1,031	\$353,118,432	\$342,501	\$310,000	25	99
E06	1,035	572	\$232,803,014	\$406,998	\$359,000	21	100
E07	1,548	923	\$309,244,580	\$335,043	\$340,000	25	99
E08	1,641	848	\$276,037,447	\$325,516	\$325,000	27	98
E09	2,200	1,276	\$349,369,284	\$273,800	\$265,000	28	98
E10	894	544	\$216,121,527	\$397,282	\$381,500	22	99
E11	1,804	984	\$290,019,713	\$294,735	\$285,000	30	98
E12	434	240	\$79,110,683	\$329,628	\$300,000	26	98
E13	1,749	993	\$345,836,458	\$348,274	\$330,000	26	98
E14	2,924	1,730	\$572,292,841	\$330,805	\$315,000	25	98
E15	2,718	1,607	\$509,166,924	\$316,843	\$301,000	24	98
E16	4,458	2,356	\$543,897,617	\$230,856	\$222,975	33	97
E17	2,025	1,199	\$313,341,305	\$261,336	\$248,000	32	98
E18	120	43	\$26,136,900	\$607,835	\$445,000	58	95
E19	674	414	\$162,929,445	\$393,549	\$352,000	31	98
E20	601	302	\$93,689,640	\$310,231	\$278,000	51	96
E21	717	358	\$121,093,934	\$338,251	\$310,000	50	96
TOTAL	34,130	19,289	\$6,505,554,624	\$337,268	\$310,250	27	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	21	6	\$493,167	\$427,000	28.6	99	E01	26	26	\$482,515	\$486,500	100.0	102
E02	24	12	\$961,142	\$642,500	50.0	97	E02	18	14	\$565,750	\$453,750	77.8	100
E03	57	32	\$479,225	\$451,000	56.1	99	E03	22	16	\$475,225	\$493,500	72.7	101
E04	32	26	\$352,985	\$348,950	81.3	97	E04	5	-	-	-	-	-
E05	12	16	\$500,738	\$463,500	133.3	98	E05	3	-	-	-	-	-
E06	46	29	\$445,034	\$350,000	63.0	97	E06	2	9	\$364,722	\$358,500	450.0	98
E07	18	22	\$478,609	\$482,900	122.2	100	E07	4	3	\$320,833	\$322,500	75.0	98
E08	64	33	\$477,588	\$386,000	51.6	97	E08	4	1	\$260,000	\$260,000	25.0	96
E09	35	24	\$374,438	\$365,000	68.6	98	E09	3	1	\$298,000	\$298,000	33.3	98
E10	41	20	\$433,475	\$384,500	48.8	97	E10	1	1	\$275,000	\$275,000	100.0	98
E11	44	20	\$396,830	\$394,500	45.5	98	E11	5	8	\$335,288	\$346,500	160.0	99
E12	10	6	\$340,833	\$315,000	60.0	97	E12	-	3	\$281,667	\$285,500	-	98
E13	59	27	\$407,415	\$378,000	45.8	98	E13	5	1	\$281,000	\$281,000	20.0	103
E14	127	59	\$372,202	\$348,000	46.5	97	E14	15	5	\$300,700	\$307,500	33.3	98
E15	107	44	\$341,200	\$323,750	41.1	97	E15	11	4	\$239,875	\$243,250	36.4	98
E16	330	89	\$255,606	\$260,000	27.0	97	E16	36	13	\$192,668	\$189,000	36.1	98
E17	117	44	\$308,665	\$275,625	37.6	98	E17	9	3	\$207,167	\$207,500	33.3	98
E18	22	1	\$340,000	\$340,000	4.6	96	E18	-	-	-	-	-	-
E19	38	15	\$415,920	\$370,000	39.5	98	E19	-	-	-	-	-	-
E20	57	18	\$381,394	\$307,500	31.6	97	E20	-	-	-	-	-	-
E21	80	14	\$375,179	\$350,000	17.5	94	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	11	7	\$390,143	\$419,000	63.6	98	E01	-	-	-	-	-	-
E02	3	6	\$422,667	\$357,500	200.0	98	E02	-	-	-	-	-	-
E03	51	15	\$200,873	\$190,000	29.4	97	E03	-	-	-	-	-	-
E04	58	17	\$146,871	\$133,000	29.3	95	E04	-	-	-	-	-	-
E05	43	21	\$218,119	\$220,000	48.8	98	E05	2	4	\$401,000	\$404,500	200.0	96
E06	5	1	\$416,000	\$416,000	20.0	97	E06	-	-	-	-	-	-
E07	44	20	\$202,665	\$213,500	45.5	96	E07	2	2	\$369,250	\$369,250	100.0	99
E08	86	8	\$154,531	\$167,450	9.3	96	E08	-	-	-	-	-	-
E09	101	35	\$238,144	\$233,000	34.7	97	E09	-	-	-	-	-	-
E10	5	-	-	-	-	-	E10	-	-	-	-	-	-
E11	86	11	\$141,791	\$142,000	12.8	95	E11	2	2	\$334,500	\$334,500	100.0	97
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	12	7	\$206,057	\$180,000	58.3	96	E13	-	1	\$260,000	\$260,000	-	98
E14	13	3	\$195,000	\$188,000	23.1	97	E14	2	-	-	-	-	-
E15	11	5	\$176,000	\$166,500	45.5	96	E15	3	3	\$286,167	\$290,000	100.0	99
E16	15	4	\$146,125	\$137,250	26.7	98	E16	3	4	\$240,875	\$243,750	133.3	99
E17	10	2	\$174,500	\$174,500	20.0	99	E17	13	10	\$228,550	\$231,500	76.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	5	1	\$155,500	\$155,500	20.0	97	E20	-	1	\$223,000	\$223,000	-	97
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	8	3	\$339,433	\$335,000	37.5	97	E01	-	-	-	-	-	-
E02	4	-	-	-	-	-	E02	-	-	-	-	-	-
E03	5	2	\$261,500	\$261,500	40.0	96	E03	-	-	-	-	-	-
E04	5	6	\$315,000	\$308,500	120.0	98	E04	-	-	-	-	-	-
E05	12	10	\$276,330	\$273,000	83.3	99	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	5	2	\$258,500	\$258,500	40.0	97	E07	-	-	-	-	-	-
E08	12	3	\$251,000	\$269,000	25.0	96	E08	-	-	-	-	-	-
E09	26	1	\$183,700	\$183,700	3.9	93	E09	-	-	-	-	-	-
E10	4	2	\$145,000	\$145,000	50.0	97	E10	-	-	-	-	-	-
E11	18	10	\$198,250	\$197,500	55.6	97	E11	-	1	\$205,000	\$205,000	-	95
E12	4	-	-	-	-	-	E12	-	-	-	-	-	-
E13	16	9	\$219,322	\$205,000	56.3	98	E13	-	-	-	-	-	-
E14	14	6	\$240,333	\$240,000	42.9	98	E14	3	-	-	-	-	-
E15	12	4	\$227,225	\$224,500	33.3	99	E15	-	-	-	-	-	-
E16	37	14	\$128,114	\$116,750	37.8	96	E16	-	-	-	-	-	-
E17	8	2	\$133,925	\$133,925	25.0	96	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	1	-	-	-	-	-	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	10	2	\$488,000	\$488,000	20.0	104
E02	1	-	-	-	-	-	E02	7	1	\$413,000	\$413,000	14.3	94
E03	3	-	-	-	-	-	E03	1	3	\$470,667	\$382,000	300.0	99
E04	4	-	-	-	-	-	E04	5	2	\$420,000	\$420,000	40.0	100
E05	-	-	-	-	-	-	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	5	1	\$423,500	\$423,500	20.0	100
E07	-	-	-	-	-	-	E07	1	3	\$319,667	\$320,000	300.0	98
E08	-	-	-	-	-	-	E08	1	1	\$325,000	\$325,000	100.0	96
E09	1	-	-	-	-	-	E09	-	-	-	-	-	-
E10	8	2	\$49,000	\$49,000	25.0	94	E10	2	3	\$305,667	\$325,000	150.0	97
E11	-	-	-	-	-	-	E11	6	5	\$241,000	\$259,000	83.3	95
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	6	2	\$259,000	\$259,000	33.3	99
E14	-	-	-	-	-	-	E14	31	9	\$268,889	\$268,000	29.0	98
E15	-	-	-	-	-	-	E15	9	9	\$246,078	\$238,200	100.0	98
E16	-	-	-	-	-	-	E16	10	7	\$156,286	\$187,000	70.0	96
E17	-	-	-	-	-	-	E17	13	8	\$205,750	\$208,500	61.5	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	4	\$262,250	\$258,500	133.3	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: December 2010								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	48	15	35	\$18,353,614	\$524,389	\$490,000	24	99
W02	68	37	33	\$15,486,038	\$469,274	\$451,000	30	99
W03	116	38	44	\$14,266,400	\$324,236	\$310,000	37	97
W04	148	55	34	\$10,125,400	\$297,806	\$315,000	44	98
W05	275	95	61	\$17,556,388	\$287,810	\$297,000	49	96
W06	186	56	58	\$20,830,157	\$359,141	\$330,000	38	97
W07	73	23	30	\$16,133,800	\$537,793	\$507,750	35	98
W08	113	33	51	\$29,955,000	\$587,353	\$440,000	42	97
W09	109	36	20	\$5,088,501	\$254,425	\$221,500	41	94
W10	236	86	63	\$16,494,650	\$261,820	\$274,500	34	97
W12	125	44	51	\$28,003,810	\$549,094	\$452,000	34	97
W13	132	35	48	\$25,220,660	\$525,430	\$420,500	41	96
W14	70	23	25	\$7,674,200	\$306,968	\$277,000	32	97
W15	259	135	114	\$28,825,421	\$252,855	\$238,825	36	97
W16	78	32	43	\$17,043,400	\$396,358	\$384,000	31	98
W17	-	-	-	-	-	-	-	-
W18	83	37	14	\$3,805,000	\$271,786	\$300,000	27	97
W19	166	88	107	\$42,477,335	\$396,984	\$385,000	30	98
W20	152	85	130	\$50,292,561	\$386,866	\$368,000	31	98
W21	294	92	96	\$63,797,438	\$664,557	\$540,450	51	97
W22	93	43	54	\$21,873,900	\$405,072	\$381,450	25	98
W23	472	194	221	\$74,607,338	\$337,590	\$324,500	37	97
W24	332	168	168	\$62,752,991	\$373,530	\$356,000	34	97
W25	93	30	30	\$12,246,100	\$408,203	\$376,500	43	97
W26	26	2	2	\$3,730,000	\$1,865,000	\$1,865,000	194	90
W27	143	37	48	\$20,443,300	\$425,902	\$348,000	48	98
W28	163	50	26	\$27,594,225	\$1,061,316	\$452,500	44	97
W29	98	32	28	\$8,620,500	\$307,875	\$284,250	33	98
TOTAL	4,151	1,601	1,634	\$663,298,127	\$405,935	\$346,750	37	97



Year-to-Date: December 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	1,015	641	\$339,405,014	\$529,493	\$478,000	19	102
W02	1,292	815	\$416,955,667	\$511,602	\$455,000	19	102
W03	1,453	712	\$234,456,309	\$329,293	\$323,511	28	99
W04	1,466	718	\$227,999,126	\$317,548	\$316,500	34	98
W05	2,407	1,086	\$337,408,346	\$310,689	\$326,000	34	97
W06	2,101	1,167	\$472,554,522	\$404,931	\$380,000	29	99
W07	1,142	720	\$360,291,711	\$500,405	\$475,000	23	99
W08	1,969	1,217	\$735,474,403	\$604,334	\$495,000	27	98
W09	952	465	\$175,007,355	\$376,360	\$398,000	32	97
W10	1,902	906	\$236,500,519	\$261,038	\$264,500	33	97
W12	1,671	903	\$488,015,465	\$540,438	\$445,000	29	98
W13	1,623	863	\$510,755,756	\$591,837	\$443,500	29	97
W14	1,005	587	\$209,720,483	\$357,275	\$341,322	26	98
W15	3,599	2,129	\$566,876,359	\$266,264	\$242,000	28	98
W16	1,441	941	\$389,064,810	\$413,459	\$375,000	24	98
W17	4	1	\$251,000	\$251,000	\$251,000	16	100
W18	793	383	\$108,719,227	\$283,862	\$296,500	31	97
W19	3,697	2,205	\$885,915,485	\$401,776	\$388,000	23	98
W20	4,246	2,679	\$1,079,221,279	\$402,845	\$379,500	21	98
W21	3,245	1,765	\$1,040,810,091	\$589,694	\$499,500	31	98
W22	2,017	1,301	\$518,340,994	\$398,417	\$370,000	19	99
W23	7,767	4,373	\$1,508,035,063	\$344,851	\$332,000	24	98
W24	5,777	3,315	\$1,193,587,981	\$360,057	\$345,000	25	98
W25	951	548	\$216,406,906	\$394,903	\$355,000	33	98
W26	111	56	\$39,589,500	\$706,955	\$580,000	77	96
W27	1,421	902	\$373,222,472	\$413,772	\$378,500	32	98
W28	1,371	758	\$398,583,637	\$525,836	\$448,500	38	98
W29	915	614	\$193,926,846	\$315,842	\$287,250	38	98
TOTAL	57,353	32,770	\$13,257,096,326	\$404,550	\$356,100	27	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	9	8	\$757,988	\$687,500	88.9	96	W01	8	4	\$574,525	\$564,050	50.0	102	
W02	20	15	\$559,140	\$599,900	75.0	101	W02	21	10	\$436,484	\$449,275	47.6	99	
W03	65	26	\$345,885	\$321,750	40.0	97	W03	28	11	\$337,436	\$318,000	39.3	98	
W04	55	16	\$375,250	\$370,000	29.1	98	W04	7	2	\$322,000	\$322,000	28.6	100	
W05	67	14	\$443,464	\$447,500	20.9	96	W05	49	20	\$373,940	\$336,500	40.8	97	
W06	36	13	\$428,419	\$415,000	36.1	98	W06	2	-	-	-	-	-	-
W07	30	14	\$601,500	\$525,000	46.7	97	W07	2	1	\$492,500	\$492,500	50.0	99	
W08	60	23	\$979,065	\$675,000	38.3	98	W08	2	1	\$440,000	\$440,000	50.0	96	
W09	30	5	\$451,800	\$410,000	16.7	96	W09	4	-	-	-	-	-	-
W10	55	32	\$352,020	\$342,500	58.2	97	W10	6	2	\$329,500	\$329,500	33.3	98	
W12	76	26	\$757,462	\$665,000	34.2	96	W12	6	1	\$452,000	\$452,000	16.7	96	
W13	89	25	\$684,096	\$682,000	28.1	94	W13	9	6	\$339,018	\$349,555	66.7	100	
W14	18	4	\$474,075	\$456,900	22.2	100	W14	4	3	\$414,667	\$391,000	75.0	98	
W15	17	-	-	-	-	-	W15	4	4	\$400,000	\$413,500	100.0	98	
W16	39	16	\$548,388	\$488,500	41.0	98	W16	8	7	\$345,143	\$350,000	87.5	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	18	5	\$271,720	\$292,500	27.8	98	W18	32	4	\$312,375	\$311,500	12.5	97	
W19	57	31	\$564,548	\$553,000	54.4	98	W19	13	23	\$394,326	\$402,000	176.9	99	
W20	63	43	\$518,227	\$499,500	68.3	98	W20	20	24	\$392,054	\$380,000	120.0	98	
W21	213	68	\$785,615	\$651,250	31.9	97	W21	9	2	\$398,000	\$398,000	22.2	100	
W22	58	29	\$486,672	\$448,000	50.0	98	W22	10	7	\$365,486	\$367,000	70.0	99	
W23	261	121	\$388,143	\$374,000	46.4	97	W23	91	43	\$307,859	\$309,000	47.3	97	
W24	187	97	\$448,687	\$439,000	51.9	97	W24	41	31	\$319,439	\$319,000	75.6	98	
W25	63	13	\$549,554	\$517,000	20.6	97	W25	2	2	\$349,500	\$349,500	100.0	99	
W26	25	2	\$1,865,000	\$1,865,000	8.0	90	W26	1	-	-	-	-	-	-
W27	119	33	\$487,773	\$438,000	27.7	97	W27	5	7	\$331,971	\$335,000	140.0	98	
W28	148	22	\$1,192,806	\$518,750	14.9	96	W28	7	2	\$351,250	\$351,250	28.6	99	
W29	71	20	\$350,775	\$346,250	28.2	98	W29	9	5	\$218,900	\$229,000	55.6	97	

Condo Apartment							Link							
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	23	14	\$343,115	\$326,050	60.9	99	W01	-	-	-	-	-	-	-
W02	12	2	\$308,050	\$308,050	16.7	103	W02	-	-	-	-	-	-	-
W03	17	7	\$223,086	\$224,000	41.2	97	W03	-	-	-	-	-	-	-
W04	63	10	\$166,340	\$155,750	15.9	96	W04	-	-	-	-	-	-	-
W05	102	13	\$90,485	\$88,500	12.8	94	W05	-	-	-	-	-	-	-
W06	136	36	\$299,403	\$291,500	26.5	96	W06	-	-	-	-	-	-	-
W07	38	7	\$385,114	\$350,000	18.4	98	W07	-	-	-	-	-	-	-
W08	48	23	\$253,152	\$230,000	47.9	97	W08	-	-	-	-	-	-	-
W09	72	14	\$191,964	\$156,750	19.4	93	W09	-	-	-	-	-	-	-
W10	151	24	\$159,479	\$160,500	15.9	95	W10	1	-	-	-	-	-	-
W12	28	14	\$262,414	\$208,500	50.0	97	W12	-	-	-	-	-	-	-
W13	21	5	\$265,100	\$290,000	23.8	97	W13	-	-	-	-	-	-	-
W14	29	9	\$198,489	\$202,000	31.0	96	W14	1	-	-	-	-	-	-
W15	222	105	\$246,410	\$235,000	47.3	97	W15	-	-	-	-	-	-	-
W16	5	10	\$283,920	\$230,000	200.0	98	W16	-	2	\$397,500	\$397,500	-	100	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	15	1	\$130,000	\$130,000	6.7	98	W18	-	-	-	-	-	-	-
W19	65	24	\$252,050	\$206,500	36.9	97	W19	1	1	\$361,000	\$361,000	100.0	96	
W20	22	18	\$233,683	\$232,000	81.8	98	W20	-	2	\$411,000	\$411,000	-	98	
W21	29	7	\$325,321	\$270,000	24.1	96	W21	-	-	-	-	-	-	-
W22	3	4	\$231,000	\$224,500	133.3	98	W22	4	-	-	-	-	-	-
W23	66	11	\$220,377	\$217,500	16.7	97	W23	3	-	-	-	-	-	-
W24	38	15	\$163,177	\$155,000	39.5	97	W24	-	-	-	-	-	-	-
W25	10	3	\$198,333	\$190,000	30.0	96	W25	1	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	7	-	-	-	-	-	W27	-	-	-	-	-	-	-
W28	4	-	-	-	-	-	W28	1	-	-	-	-	-	-
W29	13	-	-	-	-	-	W29	-	-	-	-	-	-	-

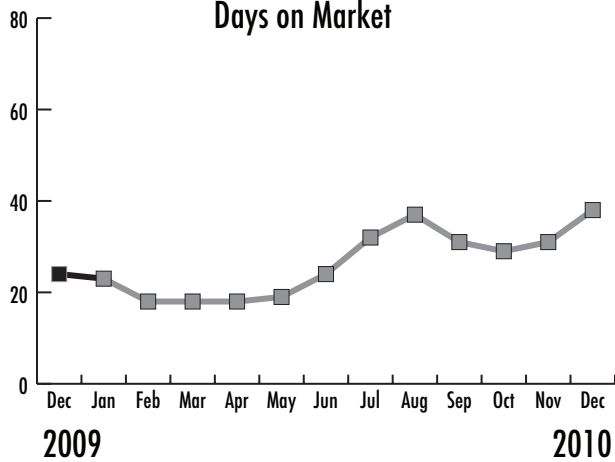
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	5	5	\$627,000	\$785,000	100.0	99	W01	-	-	-	-	-	-
W02	9	3	\$285,333	\$305,000	33.3	98	W02	-	-	-	-	-	-
W03	3	-	-	-	-	-	W03	-	-	-	-	-	-
W04	17	3	\$224,000	\$224,000	17.7	98	W04	-	-	-	-	-	-
W05	46	12	\$211,357	\$210,894	26.1	96	W05	-	-	-	-	-	-
W06	6	3	\$416,500	\$386,000	50.0	98	W06	-	-	-	-	-	-
W07	2	-	-	-	-	-	W07	-	-	-	-	-	-
W08	-	3	\$236,333	\$209,000	-	96	W08	-	-	-	-	-	-
W09	-	-	-	-	-	-	W09	-	-	-	-	-	-
W10	22	5	\$148,700	\$176,000	22.7	99	W10	-	-	-	-	-	-
W12	12	9	\$390,722	\$347,000	75.0	98	W12	-	1	\$667,500	\$667,500	-	95
W13	10	10	\$403,375	\$311,250	100.0	97	W13	1	-	-	-	-	-
W14	18	7	\$274,500	\$277,000	38.9	97	W14	-	-	-	-	-	-
W15	16	5	\$270,480	\$272,000	31.3	102	W15	-	-	-	-	-	-
W16	26	8	\$277,375	\$282,000	30.8	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	16	3	\$255,133	\$300,000	18.8	95	W18	-	-	-	-	-	-
W19	25	21	\$317,510	\$326,000	84.0	98	W19	-	-	-	-	-	-
W20	37	28	\$284,810	\$284,000	75.7	98	W20	1	-	-	-	-	-
W21	16	4	\$289,375	\$298,750	25.0	98	W21	-	-	-	-	-	-
W22	5	2	\$239,950	\$239,950	40.0	98	W22	-	-	-	-	-	-
W23	28	21	\$236,762	\$243,000	75.0	98	W23	-	-	-	-	-	-
W24	44	10	\$229,770	\$215,000	22.7	97	W24	3	-	-	-	-	-
W25	13	6	\$284,833	\$296,500	46.2	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	11	4	\$204,500	\$199,500	36.4	98	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	4	3	\$170,167	\$172,000	75.0	97	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	3	4	\$513,250	\$509,000	133.3	105
W02	2	-	-	-	-	-	W02	4	3	\$420,667	\$430,000	75.0	96
W03	-	-	-	-	-	-	W03	3	-	-	-	-	-
W04	-	-	-	-	-	-	W04	6	3	\$380,667	\$354,000	50.0	102
W05	5	2	\$78,250	\$78,250	40.0	95	W05	6	-	-	-	-	-
W06	3	-	-	-	-	-	W06	3	6	\$538,783	\$562,000	200.0	99
W07	-	1	\$135,000	\$135,000	-	96	W07	1	7	\$627,071	\$648,000	700.0	98
W08	2	-	-	-	-	-	W08	1	1	\$465,000	\$465,000	100.0	99
W09	3	1	\$142,000	\$142,000	33.3	98	W09	-	-	-	-	-	-
W10	-	-	-	-	-	-	W10	1	-	-	-	-	-
W12	-	-	-	-	-	-	W12	3	-	-	-	-	-
W13	-	-	-	-	-	-	W13	2	2	\$362,450	\$362,450	100.0	99
W14	-	-	-	-	-	-	W14	-	2	\$413,000	\$413,000	-	98
W15	-	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	2	1	\$301,500	\$301,500	50.0	97
W19	-	-	-	-	-	-	W19	5	7	\$404,136	\$406,000	140.0	98
W20	-	-	-	-	-	-	W20	9	15	\$373,100	\$376,500	166.7	98
W21	-	-	-	-	-	-	W21	27	15	\$409,659	\$399,000	55.6	98
W22	-	-	-	-	-	-	W22	13	12	\$316,508	\$314,500	92.3	99
W23	-	-	-	-	-	-	W23	23	25	\$280,320	\$270,000	108.7	97
W24	-	-	-	-	-	-	W24	19	15	\$305,493	\$325,000	79.0	97
W25	-	-	-	-	-	-	W25	4	6	\$349,817	\$329,700	150.0	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	1	4	\$301,250	\$315,000	400.0	98
W28	-	-	-	-	-	-	W28	2	2	\$325,000	\$325,000	100.0	101
W29	-	-	-	-	-	-	W29	1	-	-	-	-	-

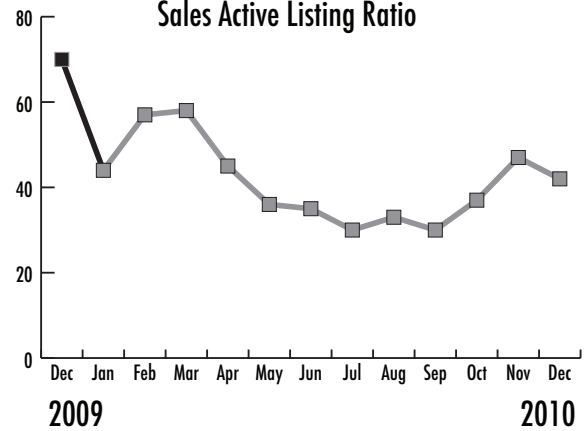
Current Month: December 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	756	318	271	\$111,182,416	\$410,267	\$354,900	40	98
C02	138	36	46	\$34,795,568	\$756,425	\$548,000	40	96
C03	76	20	28	\$37,028,213	\$1,322,436	\$574,750	36	97
C04	95	36	54	\$42,301,250	\$783,356	\$762,500	33	99
C06	51	26	27	\$12,464,650	\$461,654	\$463,000	47	97
C07	147	66	68	\$30,614,775	\$450,217	\$370,000	40	97
C08	199	88	86	\$36,612,639	\$425,728	\$377,500	30	98
C09	37	10	17	\$16,208,000	\$953,412	\$610,000	51	97
C10	113	51	62	\$48,110,900	\$775,982	\$502,000	32	98
C11	43	13	9	\$4,037,600	\$448,622	\$230,000	22	99
C12	82	20	23	\$32,986,900	\$1,434,213	\$1,140,000	43	98
C13	71	25	30	\$11,896,292	\$396,543	\$345,400	45	98
C14	214	97	112	\$53,492,538	\$477,612	\$356,000	38	97
C15	134	61	63	\$24,778,679	\$393,312	\$347,500	35	98
TOTAL	2,156	867	896	\$496,510,420	\$554,141	\$390,000	38	98

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: December 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	8,165	4,256	\$1,734,955,970	\$407,649	\$358,500	26	99
C02	1,700	886	\$705,582,879	\$796,369	\$589,000	26	100
C03	1,072	586	\$499,130,227	\$851,758	\$570,000	26	99
C04	1,904	1,107	\$903,366,806	\$816,050	\$725,000	23	99
C06	658	328	\$176,623,210	\$538,485	\$517,250	28	98
C07	2,304	1,255	\$551,234,111	\$439,230	\$371,500	26	99
C08	3,199	1,813	\$712,002,446	\$392,721	\$349,000	23	99
C09	617	357	\$411,671,808	\$1,153,142	\$805,000	29	99
C10	1,604	962	\$702,733,399	\$730,492	\$586,500	21	100
C11	591	372	\$206,863,835	\$556,086	\$512,800	23	99
C12	873	432	\$628,009,076	\$1,453,725	\$1,177,500	31	98
C13	1,231	678	\$283,463,802	\$418,088	\$363,500	27	99
C14	3,397	1,911	\$902,976,913	\$472,515	\$371,000	25	99
C15	2,417	1,315	\$579,787,436	\$440,903	\$365,000	25	99
TOTAL	29,732	16,258	\$8,998,401,918	\$553,475	\$402,000	25	99

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	7	3	\$641,667	\$670,000	42.9	97	C01	23	8	\$712,688	\$658,500	34.8	103
C02	25	4	\$714,850	\$674,700	16.0	98	C02	17	5	\$709,050	\$624,000	29.4	95
C03	41	18	\$1,819,695	\$1,080,000	43.9	96	C03	9	1	\$380,200	\$380,200	11.1	101
C04	52	34	\$1,021,892	\$953,825	65.4	99	C04	1	3	\$737,000	\$780,000	300.0	99
C06	26	15	\$562,327	\$523,000	57.7	97	C06	1	-	-	-	-	-
C07	57	22	\$722,013	\$621,500	38.6	98	C07	-	3	\$431,667	\$430,000	-	98
C08	1	1	\$901,000	\$901,000	100.0	100	C08	5	4	\$759,625	\$702,750	80.0	97
C09	14	6	\$1,764,000	\$1,735,000	42.9	95	C09	1	-	-	-	-	-
C10	17	14	\$1,718,093	\$1,397,500	82.4	97	C10	4	5	\$642,000	\$625,000	125.0	99
C11	7	1	\$1,255,000	\$1,255,000	14.3	97	C11	-	1	\$704,500	\$704,500	-	104
C12	66	16	\$1,793,994	\$1,401,000	24.2	99	C12	-	-	-	-	-	-
C13	8	5	\$690,660	\$668,800	62.5	100	C13	4	4	\$363,473	\$356,500	100.0	98
C14	40	20	\$1,027,632	\$835,000	50.0	96	C14	-	-	-	-	-	-
C15	18	11	\$715,182	\$615,000	61.1	98	C15	4	5	\$433,700	\$456,000	125.0	99

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	683	242	\$389,366	\$339,750	35.4	98	C01	-	-	-	-	-	-
C02	78	30	\$782,830	\$548,000	38.5	97	C02	-	-	-	-	-	-
C03	17	7	\$471,500	\$460,000	41.2	97	C03	-	-	-	-	-	-
C04	30	13	\$313,339	\$320,000	43.3	100	C04	-	-	-	-	-	-
C06	24	9	\$312,333	\$318,000	37.5	97	C06	-	-	-	-	-	-
C07	62	40	\$308,888	\$311,500	64.5	97	C07	1	1	\$455,000	\$455,000	100.0	99
C08	173	71	\$391,048	\$353,000	41.0	99	C08	-	-	-	-	-	-
C09	18	9	\$516,556	\$460,000	50.0	98	C09	-	-	-	-	-	-
C10	78	40	\$476,765	\$430,000	51.3	98	C10	-	-	-	-	-	-
C11	30	5	\$201,240	\$179,000	16.7	99	C11	-	-	-	-	-	-
C12	15	4	\$542,750	\$517,000	26.7	96	C12	-	-	-	-	-	-
C13	57	17	\$287,476	\$286,000	29.8	97	C13	-	-	-	-	-	-
C14	149	84	\$351,756	\$325,000	56.4	98	C14	-	-	-	-	-	-
C15	90	30	\$304,447	\$310,000	33.3	98	C15	-	-	-	-	-	-

Condo Townhouse

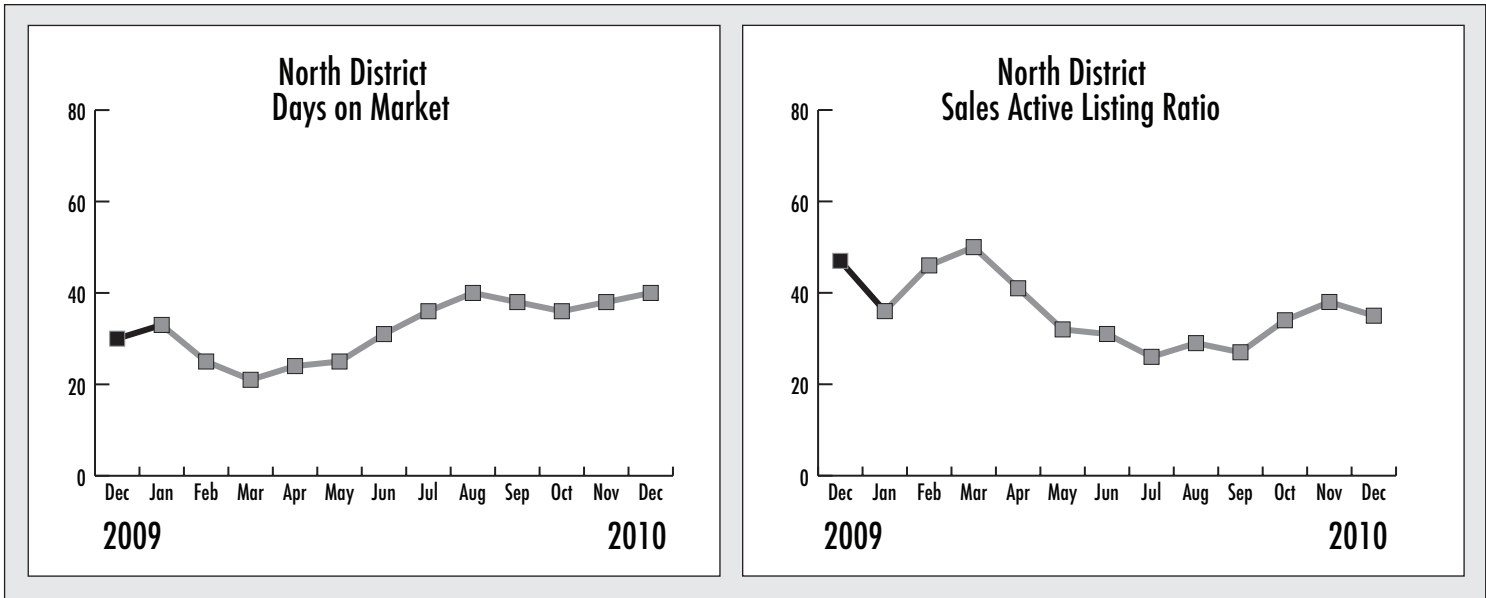
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	24	10	\$438,629	\$439,250	41.7	98	C01	-	-	-	-	-	-
C02	7	5	\$870,704	\$525,600	71.4	96	C02	-	-	-	-	-	-
C03	-	1	\$458,000	\$458,000	-	95	C03	-	-	-	-	-	-
C04	2	3	\$259,167	\$245,000	150.0	98	C04	-	-	-	-	-	-
C06	-	2	\$314,375	\$314,375	-	97	C06	-	-	-	-	-	-
C07	23	2	\$312,500	\$312,500	8.7	94	C07	1	-	-	-	-	-
C08	11	6	\$508,792	\$496,375	54.6	97	C08	-	-	-	-	-	-
C09	2	1	\$610,000	\$610,000	50.0	95	C09	-	-	-	-	-	-
C10	11	2	\$804,000	\$804,000	18.2	101	C10	1	-	-	-	-	-
C11	4	1	\$166,900	\$166,900	25.0	98	C11	-	-	-	-	-	-
C12	1	3	\$704,000	\$712,000	300.0	99	C12	-	-	-	-	-	-
C13	2	2	\$449,000	\$449,000	100.0	97	C13	-	-	-	-	-	-
C14	20	6	\$326,233	\$290,000	30.0	97	C14	-	-	-	-	-	-
C15	21	17	\$329,987	\$340,000	81.0	98	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	1	-	-	-	-	-	C01	18	8	\$617,875	\$610,000	44.4	102
C02	3	2	\$276,250	\$276,250	66.7	94	C02	8	-	-	-	-	-
C03	8	1	\$135,000	\$135,000	12.5	93	C03	1	-	-	-	-	-
C04	4	-	-	-	-	-	C04	6	1	\$495,000	\$495,000	16.7	99
C06	-	-	-	-	-	-	C06	-	1	\$590,000	\$590,000	-	98
C07	-	-	-	-	-	-	C07	3	-	-	-	-	-
C08	3	1	\$174,000	\$174,000	33.3	100	C08	6	3	\$560,667	\$608,000	50.0	98
C09	2	1	\$365,000	\$365,000	50.0	96	C09	-	-	-	-	-	-
C10	2	1	\$169,000	\$169,000	50.0	92	C10	-	-	-	-	-	-
C11	1	-	-	-	-	-	C11	1	1	\$905,000	\$905,000	100.0	95
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	-	2	\$602,000	\$602,000	-	102
C14	2	-	-	-	-	-	C14	3	2	\$717,500	\$717,500	66.7	98
C15	1	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: December 2010									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	79	33	32	\$15,036,900	\$469,903	\$401,500	42	97	
N02	115	49	60	\$27,640,000	\$460,667	\$421,750	39	97	
N03	161	85	86	\$41,727,488	\$485,203	\$389,000	37	97	
N04	87	37	49	\$26,164,400	\$533,967	\$478,800	30	97	
N05	92	27	52	\$31,482,800	\$605,438	\$566,500	39	97	
N06	118	33	39	\$21,059,600	\$539,990	\$370,000	40	97	
N07	95	44	67	\$25,893,650	\$386,472	\$368,000	32	98	
N08	313	124	112	\$62,883,428	\$561,459	\$502,250	31	97	
N10	77	40	45	\$19,889,580	\$441,991	\$447,300	33	97	
N11	205	114	128	\$62,970,570	\$491,958	\$457,000	28	98	
N12	79	22	18	\$8,672,500	\$481,806	\$356,750	48	95	
N13	59	7	9	\$7,220,500	\$802,278	\$860,000	69	97	
N14	130	17	12	\$6,111,700	\$509,308	\$455,000	67	97	
N15	57	7	12	\$7,907,500	\$658,958	\$451,250	75	99	
N16	101	25	14	\$5,848,500	\$417,750	\$405,000	42	97	
N17	163	45	43	\$13,608,800	\$316,484	\$244,000	49	96	
N18	92	26	21	\$6,918,750	\$329,464	\$302,000	60	96	
N19	124	12	22	\$6,299,383	\$286,336	\$269,750	76	97	
N20	22	4	5	\$3,006,000	\$601,200	\$475,000	85	96	
N21	39	6	4	\$1,156,000	\$289,000	\$290,000	56	97	
N22	66	8	9	\$2,606,500	\$289,611	\$262,000	62	96	
N23	157	22	27	\$7,038,000	\$260,667	\$275,000	70	96	
N24	88	11	7	\$1,267,000	\$181,000	\$200,000	69	87	
TOTAL	2,519	798	873	\$412,409,549	\$472,405	\$420,000	40	97	



Year-to-Date: December 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,199	680	\$380,806,846	\$560,010	\$505,000	26	98
N02	1,779	990	\$479,095,904	\$483,935	\$420,000	27	98
N03	3,542	2,082	\$1,045,838,342	\$502,324	\$436,500	25	98
N04	1,957	1,065	\$566,691,490	\$532,105	\$511,200	24	99
N05	1,597	815	\$450,875,384	\$553,221	\$526,000	28	98
N06	1,456	868	\$421,544,475	\$485,650	\$415,000	29	98
N07	2,003	1,368	\$518,672,201	\$379,146	\$355,000	25	98
N08	4,380	2,379	\$1,233,160,099	\$518,352	\$472,000	25	98
N10	1,509	786	\$381,532,941	\$485,411	\$460,500	24	99
N11	4,414	2,656	\$1,381,254,678	\$520,051	\$470,000	24	99
N12	850	483	\$224,786,148	\$465,396	\$415,000	29	98
N13	331	130	\$95,573,042	\$735,177	\$632,500	77	96
N14	588	241	\$162,231,238	\$673,159	\$570,000	48	96
N15	533	299	\$129,998,530	\$434,778	\$375,000	45	97
N16	671	338	\$142,030,430	\$420,208	\$374,500	51	97
N17	1,453	826	\$236,971,935	\$286,891	\$262,500	43	97
N18	745	410	\$138,175,786	\$337,014	\$315,500	43	98
N19	826	495	\$146,734,153	\$296,433	\$267,000	52	97
N20	141	72	\$32,859,600	\$456,383	\$412,500	65	96
N21	179	80	\$26,756,800	\$334,460	\$325,500	68	97
N22	402	189	\$58,034,900	\$307,063	\$268,000	63	97
N23	963	443	\$123,312,449	\$278,358	\$259,000	57	97
N24	455	158	\$41,195,342	\$260,730	\$224,500	66	95
TOTAL	31,973	17,853	\$8,418,132,713	\$471,525	\$425,000	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	34	12	\$674,617	\$556,250	35.3	96	N01	1	2	\$444,000	\$444,000	200.0	102
N02	45	29	\$638,897	\$583,000	64.4	98	N02	2	-	-	-	-	-
N03	72	25	\$864,156	\$800,000	34.7	97	N03	1	2	\$468,250	\$468,250	200.0	100
N04	54	25	\$691,072	\$630,000	46.3	97	N04	4	6	\$402,083	\$400,000	150.0	97
N05	81	38	\$669,350	\$619,500	46.9	97	N05	1	1	\$403,500	\$403,500	100.0	97
N06	90	20	\$752,170	\$524,700	22.2	96	N06	3	3	\$299,967	\$325,000	100.0	98
N07	75	40	\$443,198	\$418,000	53.3	98	N07	4	17	\$300,632	\$302,000	425.0	98
N08	228	75	\$639,802	\$547,000	32.9	97	N08	12	16	\$418,313	\$419,000	133.3	98
N10	51	20	\$545,670	\$520,900	39.2	97	N10	-	1	\$402,500	\$402,500	-	101
N11	88	70	\$601,300	\$569,000	79.6	98	N11	9	11	\$412,272	\$412,000	122.2	99
N12	61	11	\$581,000	\$428,500	18.0	93	N12	4	2	\$358,500	\$358,500	50.0	98
N13	59	9	\$802,278	\$860,000	15.3	97	N13	-	-	-	-	-	-
N14	122	9	\$579,889	\$480,000	7.4	96	N14	-	-	-	-	-	-
N15	55	11	\$692,045	\$490,500	20.0	99	N15	-	-	-	-	-	-
N16	88	12	\$451,667	\$422,500	13.6	97	N16	1	-	-	-	-	-
N17	145	37	\$330,549	\$254,000	25.5	95	N17	7	1	\$253,000	\$253,000	14.3	97
N18	80	18	\$344,042	\$328,500	22.5	96	N18	3	1	\$279,000	\$279,000	33.3	98
N19	79	15	\$295,720	\$271,000	19.0	97	N19	3	2	\$191,000	\$191,000	66.7	95
N20	22	5	\$601,200	\$475,000	22.7	96	N20	-	-	-	-	-	-
N21	38	4	\$289,000	\$290,000	10.5	97	N21	1	-	-	-	-	-
N22	58	8	\$297,563	\$268,500	13.8	96	N22	2	-	-	-	-	-
N23	156	25	\$264,560	\$279,000	16.0	95	N23	-	-	-	-	-	-
N24	82	5	\$179,000	\$210,000	6.1	83	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	10	\$330,950	\$320,750	38.5	97	N01	-	1	\$506,000	\$506,000	-	94
N02	63	27	\$277,963	\$270,000	42.9	97	N02	2	1	\$335,000	\$335,000	50.0	103
N03	67	37	\$271,783	\$265,000	55.2	97	N03	2	2	\$415,000	\$415,000	100.0	95
N04	20	7	\$248,671	\$250,000	35.0	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	1	5	\$465,700	\$450,500	500.0	98
N06	8	4	\$270,625	\$251,000	50.0	98	N06	2	1	\$352,000	\$352,000	50.0	99
N07	8	3	\$273,667	\$246,000	37.5	98	N07	-	1	\$365,000	\$365,000	-	96
N08	48	2	\$327,500	\$327,500	4.2	95	N08	-	-	-	-	-	-
N10	13	10	\$277,250	\$284,750	76.9	96	N10	6	12	\$417,640	\$403,500	200.0	100
N11	76	24	\$296,125	\$276,000	31.6	97	N11	5	2	\$382,500	\$382,500	40.0	96
N12	7	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	6	3	\$297,567	\$334,900	50.0	102	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	4	-	-	-	-	-	N16	1	1	\$283,500	\$283,500	100.0	100
N17	3	1	\$180,000	\$180,000	33.3	97	N17	2	-	-	-	-	-
N18	1	1	\$175,000	\$175,000	100.0	97	N18	5	1	\$272,000	\$272,000	20.0	97
N19	8	-	-	-	-	-	N19	1	1	\$280,000	\$280,000	100.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	1	\$226,000	\$226,000	25.0	98
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	16	7	\$319,714	\$300,000	43.8	97	N01	1	-	-	-	-	-
N02	3	2	\$386,000	\$386,000	66.7	97	N02	-	-	-	-	-	-
N03	12	6	\$284,000	\$277,500	50.0	97	N03	-	-	-	-	-	-
N04	3	2	\$412,000	\$412,000	66.7	100	N04	-	-	-	-	-	-
N05	1	-	-	-	-	-	N05	-	-	-	-	-	-
N06	9	3	\$324,000	\$300,000	33.3	95	N06	-	-	-	-	-	-
N07	3	2	\$297,000	\$297,000	66.7	99	N07	-	-	-	-	-	-
N08	4	1	\$288,000	\$288,000	25.0	96	N08	-	-	-	-	-	-
N10	5	1	\$327,500	\$327,500	20.0	91	N10	-	-	-	-	-	-
N11	11	10	\$360,090	\$372,250	90.9	98	N11	1	-	-	-	-	-
N12	-	1	\$228,000	\$228,000	-	97	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	2	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	4	1	\$145,000	\$145,000	25.0	95	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	5	-	-	-	-	-	N19	17	3	\$325,528	\$295,000	17.7	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	2	\$186,000	\$186,000	100.0	97	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	1	-	-	-	-	-
N02	-	-	-	-	-	-	N02	-	1	\$500,000	\$500,000	-	96
N03	-	-	-	-	-	-	N03	7	14	\$471,221	\$464,500	200.0	97
N04	-	-	-	-	-	-	N04	6	9	\$434,489	\$436,000	150.0	97
N05	-	-	-	-	-	-	N05	8	8	\$414,438	\$415,250	100.0	99
N06	-	-	-	-	-	-	N06	6	8	\$338,725	\$341,800	133.3	99
N07	-	-	-	-	-	-	N07	5	4	\$318,750	\$318,500	80.0	98
N08	-	-	-	-	-	-	N08	21	18	\$403,460	\$409,995	85.7	98
N10	-	-	-	-	-	-	N10	2	1	\$462,000	\$462,000	50.0	94
N11	-	-	-	-	-	-	N11	15	11	\$442,882	\$450,000	73.3	98
N12	-	-	-	-	-	-	N12	7	4	\$334,125	\$331,500	57.1	99
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	2	1	\$295,000	\$295,000	50.0	98
N16	-	-	-	-	-	-	N16	3	-	-	-	-	-
N17	-	-	-	-	-	-	N17	5	4	\$236,375	\$240,750	80.0	98
N18	-	-	-	-	-	-	N18	3	-	-	-	-	-
N19	-	-	-	-	-	-	N19	11	1	\$225,000	\$225,000	9.1	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	2	\$212,000	\$212,000	200.0	99
N24	-	-	-	-	-	-	N24	3	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
Grand Total	4,284	11,245	N/A	4,395	1,907,191,564	433,946	355,000	37	97
Year	N/A	N/A	153,188	86,170	37,179,185,581	431,463	365,000	27	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1976	19,025	\$61,389	2009		
1977	20,512	\$64,559	January	2,670	\$343,632
1978	21,184	\$67,333	February	4,120	\$361,305
1979	23,466	\$70,830	March	6,171	\$362,050
1980	26,017	\$75,694	April	8,107	\$385,641
1981	29,625	\$90,203	May	9,589	\$395,609
1982	25,336	\$95,496	June	10,955	\$403,972
1983	30,046	\$101,626	July	9,967	\$395,414
1984	31,905	\$102,318	August	8,035	\$387,921
1985	45,509	\$109,094	September	8,196	\$406,877
1986	52,919	\$138,925	October	8,476	\$423,559
1987	43,475	\$189,105	November	7,446	\$418,460
1988	49,381	\$229,635	December	5,541	\$411,931
1989	38,960	\$273,698	Total**	87,308	\$395,460
1990	26,779	\$255,020	2010		
1991	38,144	\$234,313	January	4,986	\$409,058
1992	41,703	\$214,971	February	7,291	\$431,509
1993	38,990	\$206,490	March	10,430	\$434,696
1994	44,237	\$208,921	April	10,898	\$437,600
1995	39,273	\$203,028	May	9,470	\$446,593
1996	55,779	\$198,150	June	8,442	\$435,034
1997	58,014	\$211,307	July	6,564	\$420,482
1998	55,344	\$216,815	August	6,232	\$411,012
1999	58,957	\$228,372	September	6,310	\$427,329
2000	58,343	\$243,255	October	6,681	\$443,729
2001	67,612	\$251,508	November	6,510	\$438,030
2002	74,759	\$275,231	December	4,395	\$433,946
2003	78,898	\$293,067	Year-to-Date**	86,170	\$431,463
2004	83,501	\$315,231			
2005	84,145	\$335,907			
2006	83,084	\$351,941			
2007	93,193	\$376,236			
2008	74,552	\$379,347			

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

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

Single Family Dwelling Sales Comparison

