

August 2008

Over 6,000 Sales In August

TORONTO - Thursday, September 4, 2008

TREB Members reported 6,318 in sales in August, President Maureen O'Neill announced today. "The 2008 Toronto summer market is ending on a solid pace," noted the President. Sales were down 22 per cent from the record-breaking August 2007 of 8,059 single family dwellings, but were only off nine per cent from the more typical figure of 6,976 sales recorded in August 2006. This sales decline did not occur uniformly across the GTA. Units transacted within the City of Toronto, at 2,437, were down 25 per cent from the 3,243 recorded in August of 2007, while down only 10 per cent from the 2,706 figure in the same month of 2006. Meanwhile sales within the 905 suburbs came in at 3,881, down 19 per cent from 2007 (4,816 sales), and down 9 per cent from August of 2006, when 4,270 sales were recorded. Prices increased marginally in August, with the overall average moving up one per cent to \$364,886 from the \$361,890 seen last August, and up eight per cent from the \$338,192 recorded in August of 2006. Once again, however, price movements varied depending on

area. Within Toronto proper, the average actually fell one per cent to \$377,990 from last August's \$381,681, although it was up 10 per cent from the \$344,419 recorded during the same month in 2006. Outside of the City, on the other hand, prices rose two per cent to \$356,657 from the \$348,563 seen in August 2007. They were also up seven per cent from the \$334,245 seen in August 2006. Breaking down the total, 2,494 sales were reported in TREB's 28 West districts and averaged \$346,285; 1,091 sales were reported in the 14 Central districts and averaged \$436,120; 1,246 sales were reported in the 23 North districts and averaged \$419,694; and 1,487 sales were reported in TREB's 21 East districts and averaged \$297,896

NEIGHBOURHOOD CORNER

Rosedale

In Rosedale (part of C09) there have been 29 sales recorded this year. All 29 sales were of detached homes, which averaged \$2,336,472. This is up six per cent from the \$2,203,457 recorded during the first 8 months of 2007. ■

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	27	3	\$741,667	\$850,000	11.1	96	W01	25	9	\$452,322	\$433,000	36.0	97	
W02	62	21	\$527,476	\$530,000	33.9	99	W02	60	15	\$385,400	\$365,000	25.0	98	
W03	121	28	\$297,116	\$286,500	23.1	98	W03	68	12	\$304,833	\$289,000	17.7	96	
W04	131	24	\$353,844	\$340,500	18.3	96	W04	15	2	\$355,001	\$355,001	13.3	96	
W05	117	15	\$358,727	\$357,000	12.8	96	W05	134	26	\$337,027	\$311,000	19.4	98	
W06	84	30	\$423,772	\$359,125	35.7	97	W06	12	2	\$374,000	\$374,000	16.7	96	
W07	48	16	\$510,719	\$435,250	33.3	98	W07	1	1	\$326,000	\$326,000	100.0	91	
W08	151	43	\$674,753	\$540,000	28.5	97	W08	2	-	-	-	-	-	-
W09	68	16	\$502,050	\$457,500	23.5	98	W09	2	1	\$387,000	\$387,000	50.0	97	
W10	149	33	\$328,336	\$310,000	22.2	97	W10	9	1	\$259,000	\$259,000	11.1	97	
W12	211	33	\$645,514	\$549,900	15.6	96	W12	13	5	\$355,800	\$330,000	38.5	96	
W13	164	29	\$642,500	\$619,000	17.7	97	W13	20	10	\$301,880	\$305,750	50.0	97	
W14	54	17	\$458,441	\$413,000	31.5	97	W14	13	3	\$338,000	\$335,000	23.1	96	
W15	37	9	\$422,778	\$395,000	24.3	97	W15	19	13	\$328,968	\$355,000	68.4	90	
W16	94	25	\$506,940	\$404,000	26.6	97	W16	23	10	\$329,400	\$326,000	43.5	98	
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	54	7	\$290,443	\$294,000	13.0	99	W18	64	11	\$275,386	\$271,500	17.2	96	
W19	276	79	\$486,847	\$460,000	28.6	97	W19	67	36	\$351,556	\$355,250	53.7	97	
W20	328	94	\$470,262	\$446,875	28.7	97	W20	115	52	\$332,012	\$330,500	45.2	98	
W21	337	62	\$718,421	\$581,250	18.4	97	W21	16	5	\$399,300	\$362,000	31.3	98	
W22	182	35	\$415,669	\$405,000	19.2	98	W22	49	20	\$305,045	\$306,750	40.8	98	
W23	974	186	\$355,201	\$346,500	19.1	97	W23	238	63	\$281,147	\$278,000	26.5	98	
W24	720	140	\$382,626	\$386,000	19.4	97	W24	142	54	\$301,462	\$306,750	38.0	98	
W25	92	13	\$506,692	\$395,000	14.1	97	W25	10	3	\$267,167	\$273,000	30.0	98	
W26	34	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	259	59	\$396,317	\$380,000	22.8	97	W27	11	2	\$303,500	\$303,500	18.2	97	
W28	304	37	\$507,528	\$445,000	12.2	97	W28	6	5	\$313,040	\$314,000	83.3	99	
W29	160	31	\$328,748	\$296,000	19.4	98	W29	16	8	\$215,813	\$213,750	50.0	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
W01	47	16	\$289,113	\$265,500	34.0	99	W01	-	-	-	-	-	-
W02	16	9	\$331,414	\$341,000	56.3	100	W02	-	-	-	-	-	-
W03	39	6	\$184,083	\$179,750	15.4	101	W03	-	-	-	-	-	-
W04	82	13	\$139,381	\$149,000	15.9	96	W04	-	-	-	-	-	-
W05	175	17	\$138,912	\$150,000	9.7	94	W05	-	-	-	-	-	-
W06	130	49	\$321,233	\$278,500	37.7	97	W06	-	-	-	-	-	-
W07	44	31	\$275,661	\$249,500	70.5	97	W07	-	-	-	-	-	-
W08	138	36	\$237,222	\$218,450	26.1	97	W08	-	-	-	-	-	-
W09	118	18	\$147,661	\$141,000	15.3	95	W09	-	-	-	-	-	-
W10	229	37	\$163,738	\$157,000	16.2	96	W10	1	-	-	-	-	-
W12	33	16	\$255,275	\$191,500	48.5	97	W12	-	-	-	-	-	-
W13	23	7	\$183,786	\$187,000	30.4	96	W13	-	-	-	-	-	-
W14	34	10	\$180,400	\$183,750	29.4	96	W14	1	-	-	-	-	-
W15	416	129	\$213,407	\$210,000	31.0	97	W15	-	-	-	-	-	-
W16	29	7	\$196,000	\$196,000	24.1	97	W16	7	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	33	1	\$146,000	\$146,000	3.0	97	W18	-	-	-	-	-	-
W19	114	28	\$209,971	\$197,500	24.6	97	W19	7	4	\$347,500	\$349,000	57.1	97
W20	51	24	\$191,121	\$185,000	47.1	98	W20	11	2	\$373,250	\$373,250	18.2	97
W21	35	10	\$295,450	\$260,500	28.6	98	W21	-	-	-	-	-	-
W22	3	-	-	-	-	-	W22	2	1	\$295,000	\$295,000	50.0	99
W23	27	9	\$184,822	\$184,000	33.3	97	W23	1	2	\$287,500	\$287,500	200.0	98
W24	93	28	\$158,929	\$145,750	30.1	97	W24	3	-	-	-	-	-
W25	21	4	\$193,375	\$203,750	19.1	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	7	2	\$190,000	\$190,000	28.6	96	W27	1	-	-	-	-	-
W28	-	-	-	-	-	-	W28	4	-	-	-	-	-
W29	15	2	\$222,500	\$222,500	13.3	98	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	12	8	\$381,550	\$404,000	66.7	99	W01	-	-	-	-	-	-
W02	3	2	\$307,000	\$307,000	66.7	100	W02	-	-	-	-	-	-
W03	9	3	\$309,000	\$330,000	33.3	99	W03	-	-	-	-	-	-
W04	36	8	\$228,063	\$226,750	22.2	97	W04	-	-	-	-	-	-
W05	123	22	\$209,905	\$208,000	17.9	95	W05	-	-	-	-	-	-
W06	17	5	\$340,400	\$345,000	29.4	99	W06	-	-	-	-	-	-
W07	7	-	-	-	-	-	W07	-	-	-	-	-	-
W08	11	3	\$365,000	\$353,000	27.3	99	W08	-	-	-	-	-	-
W09	7	1	\$490,000	\$490,000	14.3	98	W09	-	-	-	-	-	-
W10	74	6	\$154,100	\$171,550	8.1	94	W10	-	-	-	-	-	-
W12	27	9	\$428,211	\$354,000	33.3	98	W12	-	-	-	-	-	-
W13	29	21	\$243,424	\$216,500	72.4	98	W13	-	-	-	-	-	-
W14	47	10	\$232,800	\$258,250	21.3	97	W14	-	-	-	-	-	-
W15	79	22	\$263,852	\$250,000	27.9	98	W15	-	-	-	-	-	-
W16	44	20	\$259,834	\$261,400	45.5	99	W16	-	-	-	-	-	-
W17	-	1	\$224,000	\$224,000	-	98	W17	-	-	-	-	-	-
W18	18	7	\$204,929	\$197,000	38.9	95	W18	-	-	-	-	-	-
W19	105	33	\$276,345	\$283,500	31.4	97	W19	-	-	-	-	-	-
W20	100	62	\$253,682	\$248,000	62.0	98	W20	-	-	-	-	-	-
W21	26	9	\$247,217	\$271,000	34.6	98	W21	-	-	-	-	-	-
W22	7	2	\$289,950	\$289,950	28.6	100	W22	-	-	-	-	-	-
W23	90	29	\$216,474	\$213,500	32.2	98	W23	-	-	-	-	-	-
W24	80	21	\$185,405	\$182,000	26.3	96	W24	-	-	-	-	-	-
W25	15	6	\$268,483	\$237,450	40.0	98	W25	-	-	-	-	-	-
W26	-	1	\$180,000	\$180,000	-	95	W26	-	-	-	-	-	-
W27	23	10	\$201,350	\$206,500	43.5	97	W27	-	-	-	-	-	-
W28	3	-	-	-	-	-	W28	-	-	-	-	-	-
W29	6	4	\$176,750	\$177,500	66.7	98	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	-	-	-	-	-	W01	7	5	\$413,000	\$380,000	71.4	94
W02	1	-	-	-	-	-	W02	8	-	-	-	-	-
W03	-	-	-	-	-	-	W03	5	1	\$325,000	\$325,000	20.0	98
W04	-	-	-	-	-	-	W04	8	2	\$339,500	\$339,500	25.0	98
W05	14	1	\$79,000	\$79,000	7.1	95	W05	5	-	-	-	-	-
W06	3	1	\$125,000	\$125,000	33.3	100	W06	21	3	\$385,000	\$390,000	14.3	97
W07	1	-	-	-	-	-	W07	16	1	\$470,000	\$470,000	6.3	98
W08	1	1	\$120,000	\$120,000	100.0	95	W08	3	1	\$419,000	\$419,000	33.3	99
W09	1	-	-	-	-	-	W09	1	-	-	-	-	-
W10	2	-	-	-	-	-	W10	3	1	\$325,000	\$325,000	33.3	99
W12	-	-	-	-	-	-	W12	-	1	\$310,000	\$310,000	-	100
W13	-	-	-	-	-	-	W13	2	1	\$285,000	\$285,000	50.0	95
W14	1	-	-	-	-	-	W14	2	-	-	-	-	-
W15	-	-	-	-	-	-	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	3	\$308,667	\$309,000	-	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	2	1	\$298,000	\$298,000	50.0	98
W19	-	-	-	-	-	-	W19	27	13	\$320,399	\$326,000	48.2	98
W20	-	-	-	-	-	-	W20	50	26	\$330,771	\$321,375	52.0	97
W21	-	-	-	-	-	-	W21	48	24	\$324,021	\$319,000	50.0	98
W22	-	-	-	-	-	-	W22	66	30	\$281,167	\$282,000	45.5	99
W23	-	-	-	-	-	-	W23	103	33	\$265,133	\$268,500	32.0	98
W24	-	-	-	-	-	-	W24	53	26	\$275,088	\$277,500	49.1	98
W25	-	-	-	-	-	-	W25	18	2	\$284,750	\$284,750	11.1	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	7	12	\$305,917	\$304,500	171.4	98
W28	-	-	-	-	-	-	W28	8	1	\$283,500	\$283,500	12.5	98
W29	-	-	-	-	-	-	W29	7	7	\$238,529	\$239,000	100.0	98

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	11,992	25,076	N/A	6,318	\$2,305,351,072	\$364,886	\$318,000	36	97
Year	N/A	N/A	116,398	57,364	\$22,062,461,632	\$384,605	\$328,000	31	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1974	17,318	52,806	2007		
1975	22,020	57,581	January	5,173	\$353,724
1976	19,025	61,389	February	6,772	\$368,687
1977	20,512	64,559	March	8,518	\$365,285
1978	21,184	67,333	April	9,452	\$379,025
1979	23,466	70,830	May	11,146	\$382,787
1980	26,017	75,694	June	10,451	\$381,963
1981	29,625	90,203	July	8,912	\$366,012
1982	25,336	95,496	August	8,059	\$361,890
1983	30,046	101,626	September	6,866	\$380,132
1984	31,905	102,318	October	7,915	\$394,646
1985	45,509	109,094	November	7,313	\$393,747
1986	52,919	138,925	December	4,646	\$394,931
1987	43,475	189,105	Total**	93,193	\$376,236
1988	49,381	229,635	2008		
1989	38,960	273,698	January	5,075	\$374,449
1990	26,779	255,020	February	6,015	\$382,048
1991	38,144	234,313	March	6,631	\$380,338
1992	41,703	214,971	April	8,762	\$398,687
1993	38,990	206,490	May	9,411	\$398,148
1994	44,237	208,921	June	8,600	\$395,866
1995	39,273	203,028	July	7,806	\$371,427
1996	55,779	198,150	August	6,318	\$364,886
1997	58,014	211,307	Year-to-Date**	57,364	\$384,605
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	67,612	251,508			
2002	74,759	275,231			
2003	78,898	293,067			
2004	83,501	315,231			
2005	84,145	335,907			
2006	83,084	\$351,941			

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

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

Single Family Dwelling Sales Comparison

