

# Market Watch

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## August 2009

### Strong Sales Increases Continue in August

TORONTO - Wednesday, September 2, 2009

In August 2009, Greater Toronto REALTORS® reported 8,035 sales, up 27% per cent from August 2008. The average price for August transactions was \$387,921 – up by six per cent compared to the same month last year.

“The increase in demand for existing homes has been widespread across different housing types and price ranges,” said TREB President Tom Lebour. “This suggests many categories of home buyers have chosen to make a long-term investment in housing, from first-time buyers to move-up buyers or buyers who are seeking a lifestyle change.”

Year-to-date sales, at 58,421 were up two per cent compared to the first eight months of 2008. Average

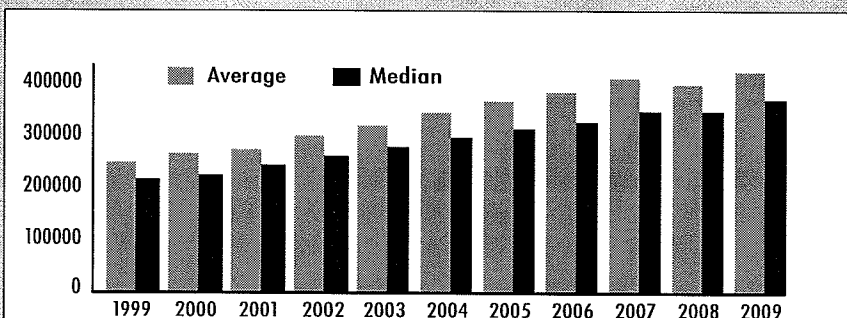
price, at \$385,978 was up by less than one-half of one per cent.

“We have heard more positive economic news lately. The improved housing market has played a key role,” explained Jason Mercer, TREB’s Senior Manager of Market Analysis. “Home sales have helped other sectors of the economy through home buyers’ spending on things like financial and legal services, moving, renovations and home furnishings.”

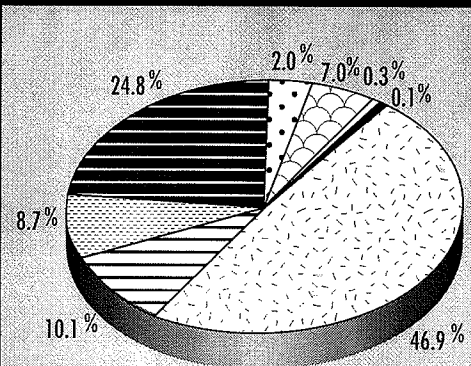
### Median Price

In August, the median price was \$338,000, from the \$318,000 recorded during August of 2008. ■

Annual Average and Median Price



### SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,772	98	\$420,000
Semi-Detached	814	100	\$330,000
Condo Townhouse	699	98	\$266,000
Condo Apt	1,994	98	\$258,100
Link	161	99	\$357,000
Apt/Row/Twnhouse	563	99	\$325,000
Co-op Apt	26	98	\$255,163
Det Condo	6	98	\$392,500

### Housing Market Indicators

	Aug. 2008	Aug. 2009	%Change
Sales	6,316	8,035	(27%)
New Listings	11,992	10,632	(-11%)
Active Listings*	25,076	15,682	(-37%)
Days on Market	36	30	(-17%)

\* All figures for single-family dwellings.

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Toronto Real Estate Board  
Service Area  
July 1997

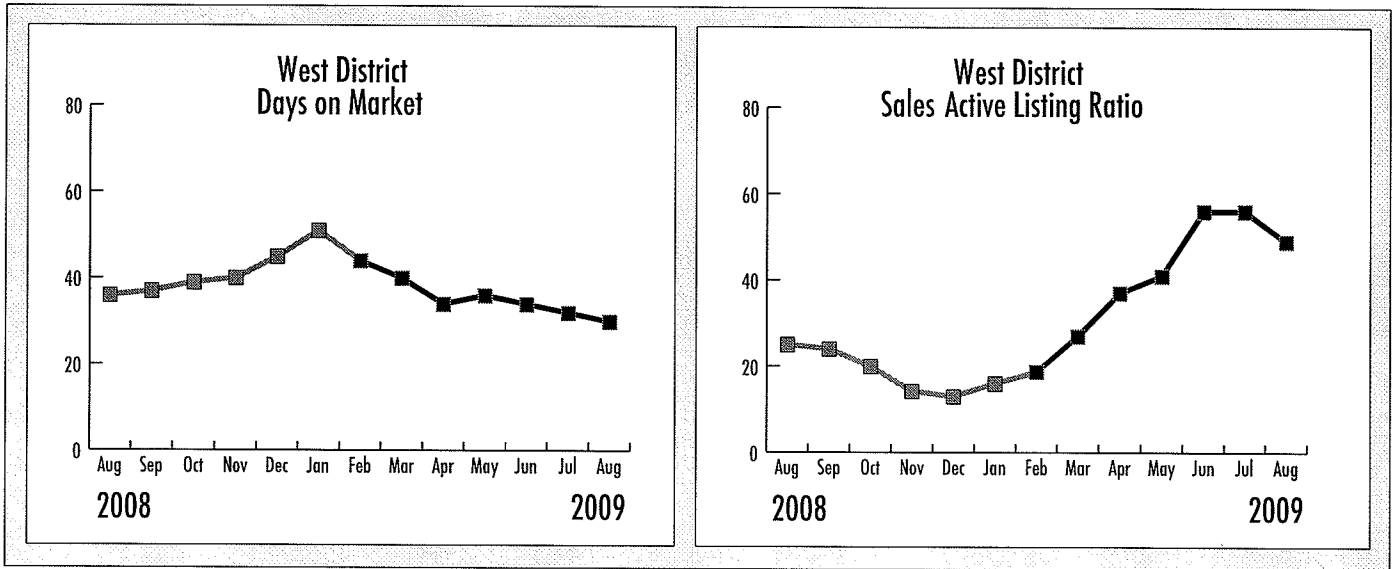
**Price Category Breakdown - August 2009**

Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	32	0.4	19	1.0	7	1.0
\$90,001 - \$100,000	14	0.2	10	0.5	1	0.1
\$100,001 - \$110,000	24	0.3	14	0.7	6	0.9
\$110,001 - \$120,000	14	0.2	10	0.5	1	0.1
\$120,001 - \$130,000	42	0.5	30	1.5	4	0.6
\$130,001 - \$140,000	74	0.9	51	2.6	10	1.4
\$140,001 - \$150,000	65	0.8	45	2.3	10	1.4
\$150,001 - \$160,000	73	0.9	53	2.7	12	1.7
\$160,001 - \$170,000	126	1.6	70	3.5	30	4.3
\$170,001 - \$180,000	125	1.6	81	4.1	16	2.3
\$180,001 - \$190,000	142	1.8	77	3.9	23	3.3
\$190,001 - \$200,000	134	1.7	64	3.2	28	4.0
\$200,001 - \$225,000	392	4.9	190	9.5	68	9.7
\$225,001 - \$250,000	530	6.6	217	10.9	70	10.0
\$250,001 - \$300,000	1,288	16.0	402	20.2	191	27.3
\$300,001 - \$400,000	2,272	28.3	427	21.4	161	23.0
\$400,001 - \$500,000	1,277	15.9	139	7.0	39	5.6
\$500,001 - \$750,000	1,026	12.8	71	3.6	19	2.7
\$750,001 - \$1,000,000	213	2.7	15	0.8	3	0.4
\$1,000,001 - \$1,500,000	120	1.5	4	0.2	-	-
\$1,500,001 -	52	0.6	5	0.3	-	-
<b>Total:</b>	<b>8,035</b>	<b>100</b>	<b>1,994</b>	<b>100</b>	<b>699</b>	<b>100</b>

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	9	11	\$477,644	\$447,500	122.2	102
E02	1	-	-	-	-	-	E02	4	6	\$516,739	\$480,518	150.0	104
E03	3	1	\$221,900	\$221,900	33.3	100	E03	6	1	\$325,000	\$325,000	16.7	100
E04	1	-	-	-	-	-	E04	3	3	\$351,000	\$353,000	100.0	98
E05	-	-	-	-	-	-	E05	2	-	-	-	-	-
E06	-	-	-	-	-	-	E06	2	3	\$360,967	\$375,000	150.0	97
E07	-	-	-	-	-	-	E07	1	7	\$295,400	\$285,000	700.0	100
E08	-	-	-	-	-	-	E08	3	2	\$273,750	\$273,750	66.7	100
E09	-	-	-	-	-	-	E09	6	2	\$354,000	\$354,000	33.3	99
E10	-	-	-	-	-	-	E10	4	2	\$314,450	\$314,450	50.0	100
E11	2	-	-	-	-	-	E11	26	11	\$256,500	\$227,000	42.3	98
E12	-	-	-	-	-	-	E12	6	2	\$460,000	\$460,000	33.3	96
E13	-	-	-	-	-	-	E13	33	10	\$270,550	\$272,000	30.3	100
E14	-	-	-	-	-	-	E14	23	18	\$264,333	\$265,500	78.3	99
E15	-	-	-	-	-	-	E15	25	20	\$236,885	\$237,450	80.0	99
E16	-	-	-	-	-	-	E16	10	5	\$203,400	\$210,000	50.0	98
E17	1	-	-	-	-	-	E17	25	21	\$196,147	\$194,500	84.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	2	\$238,500	\$238,500	100.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

## West District

Current Month: August 2009								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	60	48	48	\$22,400,488	\$466,677	\$400,400	18	102
W02	87	72	72	\$32,253,800	\$447,969	\$396,000	23	101
W03	182	120	74	\$22,569,800	\$304,997	\$305,500	32	98
W04	220	103	60	\$16,443,751	\$274,063	\$269,000	38	97
W05	390	174	95	\$29,231,200	\$307,697	\$295,000	33	97
W06	253	179	124	\$43,647,635	\$351,997	\$340,500	27	99
W07	100	70	68	\$31,675,400	\$465,815	\$434,000	26	98
W08	193	138	94	\$45,106,808	\$479,860	\$421,600	30	98
W09	157	64	48	\$17,911,450	\$373,155	\$358,750	32	98
W10	334	182	89	\$21,590,601	\$242,591	\$250,000	34	97
W12	202	128	91	\$42,612,895	\$468,274	\$425,000	35	98
W13	180	102	73	\$44,581,900	\$610,711	\$450,000	34	97
W14	119	84	65	\$20,098,200	\$309,203	\$305,000	29	98
W15	347	251	214	\$53,646,312	\$250,684	\$227,250	27	97
W16	119	109	85	\$31,636,580	\$372,195	\$349,500	24	99
W17	-	-	-	-	-	-	-	-
W18	125	72	45	\$11,606,600	\$257,924	\$275,000	38	97
W19	303	264	229	\$84,024,080	\$366,917	\$343,100	26	98
W20	284	316	257	\$95,613,674	\$372,038	\$357,000	20	99
W21	318	182	151	\$93,930,260	\$622,055	\$481,500	43	97
W22	120	150	109	\$40,047,520	\$367,408	\$362,000	15	99
W23	824	613	401	\$132,596,013	\$330,663	\$319,000	27	98
W24	598	380	305	\$98,533,607	\$323,061	\$310,000	31	98
W25	104	60	28	\$10,101,600	\$360,771	\$329,000	49	98
W26	34	10	4	\$3,267,900	\$816,975	\$687,500	78	95
W27	140	78	91	\$32,436,600	\$356,446	\$332,400	41	97
W28	218	98	73	\$34,475,900	\$472,273	\$426,000	43	97
W29	188	83	74	\$22,388,715	\$302,550	\$274,900	38	98
<b>TOTAL</b>	<b>6,199</b>	<b>4,130</b>	<b>3,067</b>	<b>\$1,134,429,289</b>	<b>\$369,882</b>	<b>\$330,000</b>	<b>30</b>	<b>98</b>



Year-to-Date: August 2009

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	565	425	\$190,245,343	\$447,636	\$390,000	28	99
W02	773	547	\$250,830,892	\$458,557	\$416,000	23	99
W03	899	459	\$136,398,354	\$297,164	\$293,000	37	97
W04	893	436	\$132,529,988	\$303,968	\$300,000	41	96
W05	1,455	660	\$185,692,002	\$281,352	\$290,000	41	96
W06	1,315	802	\$285,860,085	\$356,434	\$335,000	37	97
W07	716	479	\$215,978,803	\$450,895	\$415,000	30	98
W08	1,255	770	\$422,989,891	\$549,338	\$447,563	37	97
W09	635	334	\$111,075,580	\$332,562	\$342,250	37	97
W10	1,264	652	\$157,300,407	\$241,258	\$253,500	40	96
W12	1,101	631	\$305,781,551	\$484,598	\$405,000	38	97
W13	951	532	\$287,932,104	\$541,226	\$415,000	38	97
W14	682	420	\$136,636,935	\$325,326	\$315,000	33	97
W15	2,223	1,304	\$317,940,328	\$243,819	\$222,000	38	97
W16	935	586	\$213,914,578	\$365,042	\$344,000	31	97
W17	-	-	-	-	-	-	-
W18	533	227	\$56,013,302	\$246,755	\$260,000	38	96
W19	2,439	1,585	\$579,528,206	\$365,633	\$350,000	31	98
W20	2,999	2,042	\$754,945,466	\$369,709	\$347,000	30	98
W21	1,918	1,110	\$590,014,780	\$531,545	\$440,000	41	97
W22	1,296	966	\$330,544,695	\$342,179	\$325,875	30	98
W23	5,189	2,999	\$946,105,563	\$315,474	\$302,000	33	97
W24	3,743	2,038	\$666,497,646	\$327,035	\$312,750	36	97
W25	446	268	\$99,283,013	\$370,459	\$319,000	50	97
W26	64	24	\$17,200,300	\$716,679	\$580,000	126	95
W27	960	658	\$232,444,265	\$353,259	\$327,750	42	97
W28	962	569	\$252,275,468	\$443,366	\$400,000	48	97
W29	723	442	\$131,182,868	\$296,794	\$270,000	49	98
<b>TOTAL</b>	<b>36,934</b>	<b>21,965</b>	<b>\$8,007,142,413</b>	<b>\$364,541</b>	<b>\$325,000</b>	<b>36</b>	<b>97</b>

### 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	11	\$766,344	\$562,500	40.7	106	W01	8	11	\$539,755	\$556,000	137.5	102	
W02	23	29	\$557,359	\$550,000	126.1	102	W02	28	17	\$406,129	\$387,000	60.7	101	
W03	11	36	\$315,308	\$317,750	32.4	97	W03	37	27	\$324,607	\$318,000	73.0	98	
W04	94	26	\$360,640	\$357,000	27.7	98	W04	16	3	\$308,000	\$295,000	18.8	94	
W05	70	32	\$420,684	\$405,000	45.7	98	W05	81	30	\$326,583	\$306,250	37.0	97	
W06	58	35	\$389,355	\$385,750	60.3	100	W06	6	6	\$452,167	\$461,250	100.0	100	
W07	34	31	\$555,394	\$490,000	91.2	98	W07	2	-	-	-	-	-	-
W08	103	45	\$683,635	\$609,000	43.7	98	W08	1	4	\$451,500	\$420,500	400.0	99	
W09	37	24	\$546,417	\$475,000	64.9	99	W09	2	1	\$320,000	\$320,000	50.0	97	
W10	97	35	\$328,506	\$323,000	36.1	97	W10	9	4	\$357,525	\$368,050	44.4	97	
W12	126	54	\$581,504	\$495,000	42.9	98	W12	5	7	\$383,914	\$370,000	140.0	98	
W13	108	46	\$832,239	\$652,500	42.6	97	W13	19	7	\$308,271	\$305,000	36.8	97	
W14	20	17	\$477,935	\$465,000	85.0	99	W14	4	5	\$356,600	\$350,000	125.0	101	
W15	14	9	\$552,889	\$488,000	64.3	97	W15	12	9	\$354,656	\$366,000	75.0	98	
W16	53	35	\$468,763	\$444,500	66.0	98	W16	13	19	\$325,936	\$326,000	146.2	100	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	48	22	\$302,500	\$301,500	45.8	97	W18	30	10	\$278,510	\$275,000	33.3	97	
W19	101	77	\$505,957	\$484,500	76.2	99	W19	18	30	\$355,967	\$359,750	166.7	99	
W20	121	91	\$493,513	\$463,000	75.2	99	W20	45	62	\$361,082	\$364,550	137.8	98	
W21	230	99	\$741,042	\$553,000	43.0	97	W21	2	2	\$303,750	\$303,750	100.0	98	
W22	85	57	\$425,970	\$410,000	67.1	99	W22	11	20	\$321,604	\$322,450	181.8	100	
W23	520	267	\$363,376	\$347,000	51.4	98	W23	139	82	\$284,002	\$282,250	59.0	98	
W24	338	167	\$393,030	\$404,000	49.4	98	W24	81	59	\$285,955	\$285,000	72.8	98	
W25	55	14	\$435,293	\$427,500	25.5	97	W25	3	1	\$317,000	\$317,000	33.3	98	
W26	34	4	\$816,975	\$687,500	11.8	95	W26	-	-	-	-	-	-	-
W27	120	68	\$393,001	\$350,500	56.7	97	W27	2	3	\$274,333	\$255,000	150.0	97	
W28	207	66	\$490,576	\$437,250	31.9	97	W28	2	3	\$318,967	\$320,000	150.0	99	
W29	97	44	\$335,317	\$296,500	45.4	97	W29	9	7	\$231,136	\$225,000	77.8	100	

### 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	19	15	\$284,200	\$280,000	79.0	101	W01	-	-	-	-	-	-
W02	18	15	\$350,767	\$357,500	83.3	98	W02	1	-	-	-	-	-
W03	26	9	\$199,478	\$182,500	34.6	98	W03	-	-	-	-	-	-
W04	70	20	\$153,155	\$150,801	28.6	96	W04	-	-	-	-	-	-
W05	130	17	\$128,500	\$141,000	13.1	94	W05	-	-	-	-	-	-
W06	63	71	\$306,666	\$283,000	43.6	98	W06	-	-	-	-	-	-
W07	52	25	\$333,992	\$273,500	48.1	97	W07	-	-	-	-	-	-
W08	78	42	\$276,720	\$268,500	53.9	98	W08	-	-	-	-	-	-
W09	101	17	\$160,762	\$130,000	16.8	95	W09	-	-	-	-	-	-
W10	170	39	\$163,805	\$154,000	22.9	97	W10	1	-	-	-	-	-
W12	43	21	\$230,012	\$233,000	48.8	97	W12	-	-	-	-	-	-
W13	19	8	\$150,875	\$152,250	42.1	96	W13	-	-	-	-	-	-
W14	44	21	\$200,248	\$198,000	47.7	97	W14	1	2	\$445,000	\$445,000	200.0	99
W15	274	169	\$223,639	\$219,000	61.7	97	W15	-	-	-	-	-	-
W16	19	8	\$308,725	\$183,750	42.1	97	W16	5	4	\$379,722	\$387,944	80.0	101
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	21	6	\$127,017	\$123,000	28.6	96	W18	-	-	-	-	-	-
W19	108	41	\$234,097	\$202,500	38.0	97	W19	-	3	\$370,667	\$360,000	-	99
W20	27	15	\$197,907	\$199,500	55.6	98	W20	1	1	\$396,000	\$396,000	100.0	106
W21	37	7	\$297,357	\$210,000	18.9	95	W21	1	5	\$355,180	\$332,000	500.0	97
W22	1	3	\$209,300	\$197,000	300.0	99	W22	-	3	\$342,600	\$315,000	-	99
W23	27	10	\$199,208	\$187,000	37.0	96	W23	3	1	\$269,000	\$269,000	33.3	97
W24	74	23	\$155,722	\$145,000	31.1	97	W24	3	-	-	-	-	-
W25	17	1	\$203,000	\$203,000	5.9	97	W25	2	1	\$270,000	\$270,000	50.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	6	2	\$187,000	\$187,000	33.3	97	W27	1	2	\$320,000	\$320,000	200.0	98
W28	-	-	-	-	-	-	W28	1	-	-	-	-	-
W29	34	14	\$294,773	\$274,900	41.2	99	W29	-	1	\$244,500	\$244,500	-	99

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	2	7	\$339,486	\$353,000	350.0	101	W01	-	-	-	-	-	-
W02	7	5	\$329,740	\$343,000	71.4	103	W02	-	-	-	-	-	-
W03	2	2	\$329,500	\$329,500	100.0	97	W03	-	-	-	-	-	-
W04	34	5	\$231,400	\$223,000	14.7	96	W04	-	-	-	-	-	-
W05	98	14	\$229,164	\$224,000	14.3	95	W05	-	-	-	-	-	-
W06	15	7	\$381,343	\$341,000	46.7	99	W06	-	-	-	-	-	-
W07	2	2	\$286,000	\$286,000	100.0	97	W07	-	-	-	-	-	-
W08	8	3	\$305,000	\$328,000	37.5	96	W08	-	-	-	-	-	-
W09	10	4	\$328,875	\$292,000	40.0	99	W09	-	-	-	-	-	-
W10	52	6	\$127,167	\$136,250	11.5	95	W10	-	-	-	-	-	-
W12	20	8	\$363,006	\$357,273	40.0	99	W12	5	1	\$790,000	\$790,000	20.0	99
W13	33	11	\$237,727	\$230,000	33.3	97	W13	-	-	-	-	-	-
W14	43	19	\$249,111	\$282,000	44.2	98	W14	-	-	-	-	-	-
W15	45	27	\$284,574	\$273,000	60.0	98	W15	-	-	-	-	-	-
W16	28	16	\$251,500	\$252,500	57.1	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	24	7	\$200,629	\$190,000	29.2	97	W18	-	-	-	-	-	-
W19	63	60	\$290,540	\$295,000	95.2	98	W19	-	-	-	-	-	-
W20	65	64	\$257,132	\$258,500	98.5	99	W20	1	1	\$300,000	\$300,000	100.0	99
W21	20	6	\$386,943	\$359,944	30.0	96	W21	1	1	\$350,000	\$350,000	100.0	97
W22	3	2	\$219,450	\$219,450	66.7	100	W22	-	-	-	-	-	-
W23	76	15	\$231,060	\$225,500	19.7	97	W23	-	-	-	-	-	-
W24	54	33	\$190,974	\$187,500	61.1	97	W24	3	-	-	-	-	-
W25	16	6	\$234,083	\$243,500	37.5	97	W25	-	1	\$461,000	\$461,000	-	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	8	8	\$204,250	\$204,000	100.0	98	W27	-	-	-	-	-	-
W28	3	1	\$317,000	\$317,000	33.3	97	W28	-	-	-	-	-	-
W29	40	2	\$181,000	\$181,000	5.0	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	-	-	-	-	-	-	W01	4	4	\$348,500	\$327,000	100.0	97
W02	4	-	-	-	-	-	W02	6	6	\$379,333	\$394,000	100.0	98
W03	-	-	-	-	-	-	W03	6	-	-	-	-	-
W04	-	-	-	-	-	-	W04	6	6	\$320,500	\$324,000	100.0	98
W05	6	-	-	-	-	-	W05	5	2	\$289,500	\$289,500	40.0	98
W06	3	1	\$140,000	\$140,000	33.3	97	W06	8	4	\$681,125	\$482,250	50.0	98
W07	1	1	\$105,000	\$105,000	100.0	95	W07	9	9	\$603,489	\$575,000	100.0	99
W08	2	-	-	-	-	-	W08	1	-	-	-	-	-
W09	5	2	\$214,500	\$214,500	40.0	94	W09	2	-	-	-	-	-
W10	-	-	-	-	-	-	W10	5	5	\$302,280	\$319,900	100.0	97
W12	1	-	-	-	-	-	W12	2	-	-	-	-	-
W13	-	-	-	-	-	-	W13	1	1	\$319,000	\$319,000	100.0	97
W14	2	-	-	-	-	-	W14	5	1	\$362,000	\$362,000	20.0	98
W15	1	-	-	-	-	-	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	3	\$341,467	\$349,500	300.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	2	-	-	-	-	-
W19	2	-	-	-	-	-	W19	11	18	\$346,889	\$341,800	163.6	99
W20	-	-	-	-	-	-	W20	24	23	\$356,343	\$350,000	95.8	99
W21	-	-	-	-	-	-	W21	27	31	\$433,244	\$365,000	114.8	98
W22	-	-	-	-	-	-	W22	20	24	\$301,690	\$306,500	120.0	100
W23	-	-	-	-	-	-	W23	59	26	\$252,286	\$248,750	44.1	98
W24	-	-	-	-	-	-	W24	45	23	\$267,065	\$281,500	51.1	97
W25	-	-	-	-	-	-	W25	11	4	\$338,000	\$333,500	36.4	101
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	3	8	\$280,188	\$272,750	266.7	98
W28	-	-	-	-	-	-	W28	5	3	\$274,667	\$270,000	60.0	99
W29	-	-	-	-	-	-	W29	8	6	\$213,917	\$219,750	75.0	98