



LUKE DALINDA
SALES REPRESENTATIVE
TOP 1% IN CANADA

THE DALINDA REPORT

Est. 1997

SEPTEMBER 2016

THE ORIGINAL
PALACE PLACE REPORT
AND PRICE CHART

LUKE DALINDA LISTS SUITE 4001 FOR \$2.15M. PALACE PLACE LANDLORDS MUST READ!



TORONTO – MONDAY, SEPTEMBER 19, 2016

AUGUST 2016

The month of August had proved remarkably strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 9,813 sales of single-family dwellings in August 2016.

Total sales were up by 23.5% from the 7,943 sales that had been recorded in August 2015, and total sales had decreased by 1.7% from the historic 9,989 sales that had been recorded in July 2016.

THE AVERAGE PRICE HAD INCREASED BY 17.7%.

The average price in August 2016 had increased by less than 1% to \$710,410 from \$709,825 in July 2016. The August 2016 average price had increased by 17.7% from the August 2015 average price of \$603,534. The 2015 year-end cumulative average price had totaled \$622,121.

Looking just at the City of Toronto, the average price for a detached home had been \$1,206,637, while the average price for a condominium apartment had totaled \$446,612.

The number of active listings in August 2016 had decreased by 12% to 9,949 from the 11,346 active listings in July 2016 and had decreased by 37.8% from the 15,997 active listings in August 2015.

THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED \$425,505.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 106 sales in August 2016 from 81 sales in July 2016. The average condominium price in this district had totaled \$452,184 in August 2016, which had increased by 6.2% from \$425,505 in July 2016, while the median price in August 2016 had equaled \$405,000, which had been up from \$388,000 in July 2016.

PALACE PLACE: TIME TO SET NEW RECORDS

The 2015 average price per square foot for Palace Place had been \$433 per square foot. The highest prices that have been achieved to date are \$516 per square foot and \$537 per square foot.

Palace Place has long been undervalued. To me, this is unacceptable. To combat this, I have just listed Suite 4001 for \$2,150,000. This represents only \$758 per square foot for one of the best suites in the building and one of the best views in Toronto. It also addresses the magnificent renovations that have been done throughout this suite.

When local shoebox condominiums are being sold for up to \$700 to \$1,000 per square foot, I trust you will begin to appreciate the frustration.

I am going to go gangbusters to try to set this new record, and I am more than qualified to do it. In 2012, I had set our historic record price of \$515 per square foot when the building had been selling at that time for \$371 per square foot. We have since seen our prices rise steadily, but they are still far from where they should be. I have been setting record prices at Palace Place since my first listing in 1997.

PALACE PLACE: LANDLORDS MUST READ!

Landlords, did you know that because of the year Palace Place was completed, Palace Place qualifies for an exemption to the Residential Tenancies Act?

What this means is that Palace Place is EXEMPT from the guideline governing yearly rent increases.

So, while other buildings must follow this year's guideline of 2% for 2016, Palace Place landlords can increase their rent by whatever amount they choose, provided that they follow all other requirements as set out in the Act. *If you would like more information and other ideas to improve your ROI, please contact me!*

As the longest serving realtor at Palace Place and a fellow owner, I am highly motivated to achieve record prices. My experience and guidance will position your suite for top dollar. My marketing will offer you better exposure and better results. Please give me a call.



ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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THE DALINDA REPORT IS A MONTHLY REVIEW OF CURRENT REAL ESTATE MARKET TRENDS

* 2014 Dalinda Team. This report article has been written by Luke Dalinda. All statistics have been provided by the Toronto Real Estate Board, Royal LePage, and The Dalinda Report. TM © The Dalinda Report. All rights reserved. The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regrettably, it cannot be guaranteed. Prices have been based on sales that have been recorded by the Toronto Real Estate Board. Remember, important factors that affect the value of a unit are view, upgrades, renovations, the extent of wear and tear, and the motivation of the seller.

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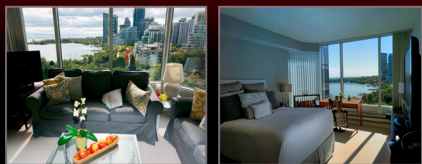
LUKE DALINDA PRESENTS PALACE PLACE

TOP 1% IN CANADA*

PALACEPLACE.DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 1009

COMING SOON!



**CALL NOW FOR YOUR FIRST LOOK
AT THIS STUNNING NEW LISTING!**

Suite 1009 is a spacious, immaculate condominium residence, with approximately 1,388 square feet of living space and stunning views of the lake and Humber Bay park.

PALACE PLACE, 1 PALACE PIER COURT, SUITE 4001

FOR SALE: \$2,150,000



A fusion of style and privilege in a landmark building... Suite 4001 is a visually arresting condominium residence, with approximately 2,836 square feet of luxury living space, 3-bedrooms, and the most enchanting views of the lake, the city skyline, and High Park Shores parkland.

HISTORIC RECORD PRICE!

Special Announcement: Palace Pier, 2045 Lake Shore Boulevard West, Suite 806 sold for \$750,500!

Luke Dalinda has set a historic record price at Palace Pier by having just sold Suite 806 for \$750,500, or \$483 per square foot, by having represented the seller.



TESTIMONIAL

March 2, 2016

Dear Luke,

You have represented our last two real estate transactions. In both cases, the results passed the expectations. Both times we got new record high price for our unit. Everything happened quickly, without pain and stress. We are impressed with your professionalism and communication throughout the whole process. We have complete confidence in you. It was a great pleasure working with you. Thank you again!

All the best,
Alina and Richard Mielnik

For more testimonials, please visit <http://Testimonials.Dalinda.net>

PALACE PLACE, 1 PALACE PIER COURT 19 SALES - JANUARY 1 TO SEPTEMBER 19, 2016

UNIT	SQUARE FEET	CURRENT AVG PRICES	CURRENT AVG PRICES PSF
01	1,985	\$ 922,000	\$465
01	2,836	\$1,150,000	\$405
02	1,204	\$ 585,000	\$486
02	1,186	\$ 607,500	\$512
03	1,985	\$1,025,000	\$516
03	2,028	\$1,000,000	\$493
04	790	\$ 350,000	\$443
04	833	\$ 375,000	\$450
05	1,228	\$ 560,000	\$456
05	1,491	\$ 620,000	\$416
06	1,985	\$ 995,000	\$501
06	2,028	\$ 930,000	\$458
07	788	\$ 345,000	\$438
07	833	\$ 330,000	\$396
08	1,223	\$ 547,000	\$447
08	1,201	\$ 490,000	\$408
09	1,388	\$ 685,000	\$493
10	1,388	\$ 489,000	\$352
10	1,395	\$ 547,000	\$392
11	1,106	\$ 426,000	\$385
12	813	\$ 370,000	\$455

PENTHOUSES

PH01	2,437	\$1,255,000	\$515
PH02	1,642	N/A	N/A
PH03	2,437	\$1,250,000	\$512
PH04	1,955	\$1,050,000	\$537
PH05	2,437	N/A	N/A
PH06	1,633	N/A	N/A
PH07	2,437	\$1,070,000	\$430
PH08	1,550	N/A	N/A



LUKE DALINDA'S 2016 PALACE PLACE SALES & LEASES



SUITE 3102*	\$585,000	RECORD PRICE
SUITE 2906*	\$930,000	RECORD PRICE
SUITE 2910*	\$547,000	RECORD PRICE
SUITE 2712*	\$330,000	SOLD
SUITE 4307*	\$330,000	RECORD PRICE
SUITE 4309*	\$3,000/M	RECORD LEASE

* SELLER REP. ** BUYER REP **** BUYER & SELLER REP



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GET THE DEAL DONE WITH THE #1 TOP SELLING REALTOR AT PALACE PLACE!*

* Such achievement has been based on the number of sales that had been sold from 2010 to 2015 from TREB MLS data and Royal LePage sales.

* This is not intended to solicit clients that are under contract with a brokerage.