



**LUKE DALINDA**  
SALES REPRESENTATIVE  
for Palace Place

**DAIVA DALINDA**  
BROKER  
for Grand Harbour,  
Waterford, & Waterview

# THE DALINDA REPORT

SINCE 1997

**SEPTEMBER 2012**

**The Dalinda Report is a Monthly Review of Current Real Estate Market Trends**

Palace Place soars to new heights with record sales and record prices from Luke Dalinda.

TORONTO, Wednesday, September 19, 2012

## August 2012

The month of August had proved more tempered for Toronto's real estate resale market, which had resulted in slower paced sales, as the Toronto Real Estate Board had reported 6,418 sales of single-family dwellings in August 2012.

Total sales were down by 12.4% from the 7,330 sales that had been recorded in August 2011, and total sales had decreased by 13.4% from the 7,570 sales that had been recorded in July 2012.

### •The August average price had increased to \$479,095.

The average price in August 2012 had increased by 0.5% to \$479,095 from \$476,947 in July 2012. The August 2012 average price had increased by 6.4% from the August 2011 average price of \$450,323. The 2011 year-end cumulative average price had totaled \$465,412.

### •Active listings had decreased by 6.2%.

The number of active listings in August 2012 had decreased by 6.2% to 19,043 from the 20,318 active listings in July 2012 and had increased by 10.5% from the 17,233 active listings in August 2011.

### •The Humber Bay Shores average price had totaled \$383,835.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 52 sales in August 2012 from 73 sales in July 2012. The average condominium price in this district had totaled \$383,835 in August 2012, which had increased by 7.2% from \$357,814 in July 2012, while the median price in August 2012 had equaled \$337,500, which had been up from \$335,000 in July 2012.

### •PALACE PLACE

Palace Place had experienced a strong period from August 1, 2012 to September 23, 2012, as total sales had decreased marginally from 6 sales in 2011 to 5 sales in 2012. Prices had increased significantly during this time. In fact, four of these five sales had been sold by me.

• I had sold Suite 2208 for the all-time record price of **\$547,000**, or **\$447 per square foot**, in only **1-week**, which had represented **\$149,500 over the last 08 sale price**.

• I had sold Suite 3705 for the all-time record price of **\$617,000** in only **2-weeks**, which had been **\$7,000 over my most recent 05 record price of \$610,000**.

• I had sold Suite 1410 for the all-time record price of **\$457,000**.

• I had sold Suite 3504 for **\$335,000**.

**Please review my other record prices on the back page.**

## WHAT YOU GET WHEN YOU LIST WITH LUKE DALINDA\*

- I have set **more record prices at Palace Place** than any other realtor, and, at the same time, I have saved clients thousands of dollars with my very competitive commission rates.
- I am the only Palace Place realtor that is a **Platinum Level Marketer in The Toronto Star**, and I have advertised the most in The Globe & Mail.
- My Palace Place listings are the **highest-ranking search results** for Palace Place on Google.
- My listings at Palace Place are **now featured exclusively among the world's finest real estate at LuxuryHomes.com**.
- **The Dalinda Report**, the original Palace Place and Humber Bay Shores newsletter, is sent to thousands of households in Toronto West.
- Only I offer professional photography, home staging options, and **incomparable marketing flyers and Internet exposure**.
- As the longest serving realtor, when it comes to Palace Place, I wrote the book, literally.

Simply listing on MLS is just not enough. As your fellow owner and the first #1 top realtor at Palace Place, I have been **working extremely hard to increase the values at Palace Place and to earn the right to represent you**.

I am on-site and available 24/7.

## THE PALACE PLACE AGM IS ON NOVEMBER 19, 2012

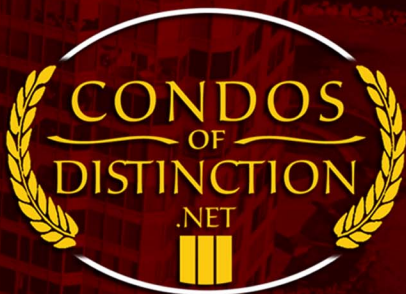
Due to the ever increasing demands of our time, many resident owners are unavailable to attend our Palace Place AGM.

As a courtesy to fellow owners and clients, I provide an AGM Report immediately following the AGM. I have been doing this for many years. Why wait months for the minutes when you can have an instant recap summary of the AGM delivered to you via an email? Call me or write to me about the issues that are important to you. All you have to do is name me as your proxy when you receive your AGM package. Fill out the proxy, and send it to me, with an email, via fax, by mail, or in person.

Your vote will be made your way, and you will have a full report of all the important decisions shortly thereafter. Make your vote count! Feel free to contact Luke at anytime: [ldalinda@dalinda.net](mailto:ldalinda@dalinda.net) / 416.725.7170 Fax (Toll-Free): 1-888-709-5726



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**CALL LUKE DALINDA NOW**  
**416.236.1871 - ldalinda@dalinda.net**  
**to find out WHY our marketing services**  
**offer you MORE for LESS!**

\* 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

PALACEPLACE.DALINDA.NET

**PALACE PLACE, 1 Palace Pier Court**  
5 Sales, August 1 to September 23, 2012

Call Dave or Luke Dalinda for more information. Ask to receive these charts regularly.  
Tel: 416-236-1871 Email: Dalinda@Dalinda.net

| Unit | Square Feet | Current<br>AVG Prices | Current AVG<br>Prices PSF |
|------|-------------|-----------------------|---------------------------|
| 01   | 1,985       | \$ 820,000            | \$413                     |
| 01   | 2,836       | \$1,150,000           | \$405                     |
| 02   | 1,204       | \$ 505,000            | \$420                     |
| 02   | 1,186       | \$ 580,000            | \$489                     |
| 03   | 1,985       | \$ 900,000            | \$453                     |
| 03   | 2,028       | \$ 859,000            | \$423                     |
| 04   | 790         | \$ 350,000            | \$443                     |
| 04   | 833         | \$ 349,900            | \$420                     |
| 05   | 1,228       | \$ 490,000            | \$400                     |
| 05   | 1,491       | \$ 617,000            | \$414                     |
| 06   | 1,985       | \$ 783,333            | \$395                     |
| 06   | 2,028       | \$ 769,000            | \$380                     |
| 07   | 788         | \$ 300,333            | \$381                     |
| 07   | 833         | \$ 329,900            | \$396                     |
| 08   | 1,223       | \$ 547,000            | \$447                     |
| 08   | 1,201       | \$ 400,000            | \$333                     |
| 09   | 1,388       | \$ 475,000            | \$342                     |
| 10   | 1,388       | \$ 457,000            | \$330                     |
| 10   | 1,395       | \$ 430,000            | \$308                     |
| 11   | 1,106       | \$ 372,000            | \$337                     |
| 12   | 813         | \$ 320,000            | \$394                     |

## PENTHOUSES

|      |       |              |       |
|------|-------|--------------|-------|
| PH01 | 2,437 | \$ 1,250,000 | \$512 |
| PH02 | 1,642 | \$ 625,000   | \$380 |
| PH03 | 2,437 | \$1,250,000  | \$512 |
| PH04 | 1,955 | \$ 655,000   | \$335 |
| PH05 | 2,437 | N/A          | N/A   |
| PH06 | 1,633 | N/A          | N/A   |
| PH07 | 2,437 | \$1,070,000  | \$430 |
| PH08 | 1,550 | \$530,000    | \$342 |

## UNEQUALED REAL ESTATE EXPERIENCE

- The Dalinda Team has achieved top 3% in Canada status since 2007, as per Royal LePage sales.
- The Dalinda Team's significant home business in Toronto West offers exclusive crossover opportunities for our condo clients. Home sellers often become condo buyers.



## PALACE PLACE: THE BOOK

**ALMOST 200 SOLD! BUY NOW!**

[dalinda.net/PalacePlaceBook](http://dalinda.net/PalacePlaceBook)

## LUKE DALINDA'S 2011 PALACE PLACE SALES

- 1 PALACE PIER COURT, SUITE 2510\*\*\*\*
- 1 PALACE PIER COURT, SUITE 2302\*\*\*\*
- 1 PALACE PIER COURT, SUITE 3002\*\*
- 1 PALACE PIER COURT, SUITE 4508\*\*\*\*
- 1 PALACE PIER COURT, SUITE 3006\*
- 1 PALACE PIER COURT, SUITE 2906\*\*\*\*

## LEASED

- 1 PALACE PIER COURT, SUITE 3101\*\*\*\*



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

## FOR SALE



### 1 PALACE PIER COURT, PENTHOUSE 4601 FOR SALE AT \$1,300,000

FOR THE FIRST-TIME EVER, THE CROWN JEWEL OF PALACE PLACE! SUITE 4601 IS A BREATHTAKING PENTHOUSE CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 2,437 SQUARE FEET OF LIVING SPACE AND THE MOST DRAMATIC VIEWS OF HIGH PARK, THE LAKE, AND THE CITY SKYLINE. CONTACT LUKE DALINDA. LDALINDA@DALINDA.NET



### 1 PALACE PIER COURT, SUITE 4206 FOR SALE AT \$837,000

SUITE 4206 IS A MAGNIFICENT CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 2,028 SQUARE FEET OF LIVING SPACE AND ENCHANTING VIEWS OF LAKE ONTARIO, THE CITY, AND THE HUMBER BAY SHORES PARKLAND. CONTACT LUKE DALINDA. LDALINDA@DALINDA.NET



### 2289 LAKE SHORE B W, TOWNHOUSE 131 FOR SALE AT \$998,000

AT THE WATER'S EDGE, TOWNHOUSE SUITE 131 IS A STUNNING, RARE TOWNHOUSE CONDOMINIUM RESIDENCE, WITH 2,268 SQUARE FEET OF LIVING SPACE, PLUS A MAGICAL 28 X 16 FOOT TERRACE, AND ABSOLUTELY ENCHANTING WATER VIEWS. CONTACT LUKE DALINDA TO VIEW.



### 1 PALACE PIER COURT, SUITE 4305 FOR SALE AT \$649,000

SUITE 4305 IS AN IMMACULATE CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 1,491 SQUARE FEET OF LIVING SPACE AND ENCHANTING VIEWS OF LAKE ONTARIO. CONTACT LUKE DALINDA. LDALINDA@DALINDA.NET

## LUKE DALINDA'S 2012 PALACE PLACE SALES

|   |  |   |
|---|--|---|
| <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 1706****<br>SOLD FOR \$783,333 | <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 3705*<br>SOLD FOR \$617,000   | <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 2208****<br>SOLD FOR \$547,000 |
| <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 1410*<br>SOLD FOR \$457,000    | <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 1707*<br>SOLD FOR \$300,333   | <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 3002*<br>SOLD FOR \$580,000    |
| <b>SOLD!</b><br>JUST SOLD!<br>1 PALACE PIER COURT,<br>SUITE 2806**<br>LEASED FOR \$1,800      | <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 3504*<br>SOLD FOR \$335,000   | <b>SOLD!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 4305****<br>SOLD FOR \$610,000 |
| <b>LEASED!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>04 SUITE**<br>LEASED FOR \$1,800   | <b>LEASED!</b><br>RECORD PRICE!<br>1 PALACE PIER COURT,<br>SUITE 4009*<br>LEASED FOR \$2,700 |   |

LUKE DALINDA, Sales Representative  
LDALINDA@DALINDA.NET • 416.236.1871

**Get the deal done with your #1 top selling Palace Place resident realtor!\***

\*Such achievement has been based on the number of sales that had been sold in 2010 and in 2011 from TREB MLS data.  
\*This is not intended to solicit clients that are under contract with a brokerage.

DALINDATEAM.COM

