



LUKE DALINDA
SALES REPRESENTATIVE
for Palace Place



DAIVA DALINDA
BROKER
for Grand Harbour,
Waterford, & Waterview

THE DALINDA REPORT

SINCE 1997



AUGUST 2012

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

Palace Place suffers from a slow summer.

TORONTO, Wednesday, August 8, 2012

July 2012

The month of July had proved more balanced for Toronto's real estate resale market, which had resulted in slower paced sales, as the Toronto Real Estate Board had reported 7,570 sales of single-family dwellings in July 2012.

Total sales were down by 1.5% from the 7,683 sales that had been recorded in July 2011, and total sales had decreased by 19.7% from the 9,422 sales that had been recorded in June 2012.

•The July average price had decreased to \$476,947.

The average price in July 2012 had decreased by 6.2% to \$476,947 from \$508,622 in June 2012. The July 2012 average price had increased by 4% from the July 2011 average price of \$458,646. The 2011 year-end cumulative average price had totaled \$465,412.

•Active listings had decreased by 1.3%.

The number of active listings in July 2012 had decreased by 1.3% to 20,318 from the 20,583 active listings in June 2012 and had increased by 16% from the 17,515 active listings in July 2011.

•The Humber Bay Shores average price had totaled \$357,814.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 73 sales in July 2012 from 72 sales in June 2012. The average condominium price in this district had totaled \$357,814 in July 2012, which had decreased by 7.8% from \$388,106 in June 2012, while the median price in July 2012 had equaled \$335,000, which had been down from \$341,000 in June 2012.

•PALACE PLACE

Palace Place had experienced a very poor July 2012, as total sales had decreased from 7 sales in July 2011 to 4 sales in the July 2012.

These sales were for very low prices, and these sales demonstrate a lack of homework on the part of realtors looking for a quick sale and failing to perform a proper comparative market analysis. **These Palace Place suites had sold for between \$15,000 to over \$125,000 below my recent record prices.**

As always, I am honored to be considered for your real estate needs, and I work very hard to earn the right to represent you.

•Luke Dalinda writes his own market reports, in fact, he had been the first to do so, while other realtors pay some firm that has never even set foot or done a deal at Palace Place to prepare "market reports".

•Luke Dalinda has lived and practiced through every market cycle at Palace Place. His breadth and depth of market knowledge at Palace Place is unparalleled.

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**.
- 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.



Royal LePage

Real Estate Services Ltd., Brokerage
(The company-owned brokerage firm)

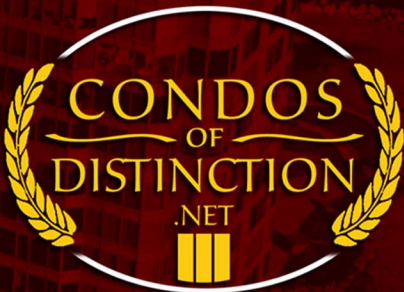
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CALL LUKE DALINDA NOW
416.236.1871 - ldalinda@dalinda.net
to find out WHY our marketing services
offer you MORE for LESS!

* 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.

This is not intended to solicit clients that are under contract with a brokerage. This report is sent out monthly. For regular delivery, send an email, with request, to ldalinda@Dalinda.net. Please indicate print or electronic format preference. We respect your privacy. Your information will be kept under strict confidence and will only be used for having our report sent to you. If you wish to be removed from this mailing list, please have an email written and sent, with your request, to the following email address, ldalinda@Dalinda.net. Please note that this report is also sent by the unaddressed ad mail service of Canada Post, over which we have no control.

LUKE DALINDA PRESENTS

PALACE PLACE

PALACEPLACE.DALINDA.NET

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



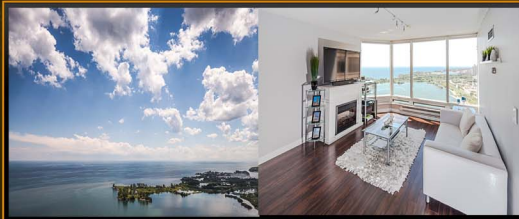
1 PALACE PIER COURT, SUITE 1410 FOR SALE AT \$465,000

SUITE 1410 IS A MAGNIFICENT, COMPLETELY RENOVATED CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 1,388 SQUARE FEET OF LIVING SPACE AND ENCHANTING VIEWS OF THE LAKE, HUMBER RIVER, SWANSEA VILLAGE, GRENADIER POND, HIGH PARK, AND MUCH MORE! 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 3504 FOR SALE AT \$353,000

SUITE 3504 IS A STUNNING CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 833 SQUARE FEET OF LIVING SPACE AND AN UNOBSTRUCTED VIEW OF THE LAKE. CONTACT LUKE DALINDA. LDALINDA@DALINDA.NET

Unit	Square Feet	Current AVG Prices	Current AVG 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	\$ 610,000	\$410
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	\$ 408,000	\$333
08	1,201	\$ 400,000	\$333
09	1,388	\$ 475,000	\$342
10	1,388	\$ 439,000	\$316
10	1,395	\$ 430,000	\$308
11	1,106	\$ 372,000	\$337
12	813	\$ 320,000	\$394

PENTHOUSES

Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
PH01	2,437	\$	\$
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 100 SOLD! BUY NOW!

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.

LUKE DALINDA'S 2012 PALACE PLACE SALES

RECORD PRICE!
1 PALACE PIER COURT,
SUITE 1706****
SOLD FOR \$783,333

RECORD PRICE!
1 PALACE PIER COURT,
SUITE 4305****
SOLD FOR \$610,000

RECORD PRICE!
1 PALACE PIER COURT,
SUITE 3002*
SOLD FOR \$580,000

JUST SOLD!
1 PALACE PIER COURT,
SUITE 2806**

RECORD PRICE!
1 PALACE PIER COURT,
SUITE 1707*
SOLD FOR \$300,333

RECORD PRICE!
1 PALACE PIER COURT,
SUITE 4009*
LEASED FOR \$2,700

RECORD PRICE!
1 PALACE PIER COURT,
04 SUITE**
LEASED FOR \$1,800

FOR THE FIRST-TIME EVER, THE CROWN JEWEL OF PALACE PLACE!

THIS IS YOUR EXCLUSIVE INVITATION TO REGISTER NOW TO BE ONE OF THE FIRST TO SEE THIS PRIZED, NEVER BEFORE AVAILABLE 2,437 SQUARE FOOT, 3-BEDROOM SUITE. CONTACT LUKE DALINDA LDALINDA@DALINDA.NET



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

ROYAL LEPAGE
Royal LePage Real Estate Services Limited, Brokerage