



**LUKE DALINDA**  
SALES REPRESENTATIVE  
for Palace Place

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

# THE DALINDA REPORT

SINCE 1997



**JULY 2012**

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

Luke Dalinda sets 3 NEW Palace Place record prices!

TORONTO, Monday, July 9, 2012

### June 2012

The month of June 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 9,422 sales of single-family dwellings in June 2012.

Total sales were down by 5.4% from the 9,959 sales that had been recorded in June 2011, and total sales had decreased by 13% from the 10,850 sales that had been recorded in May 2012.

#### •The June average price had decreased to \$508,622.

The average price in June 2012 had decreased by 1.6% to \$508,622 from \$516,787 in May 2012. The June 2012 average price had increased by 7.3% from the June 2011 average price of \$474,223. The 2011 year-end cumulative average price had totaled \$465,412.

#### •Active listings had increased by 0.5%.

The number of active listings in June 2012 had increased by 0.5% to 20,583 from the 20,462 active listings in May 2012 and had increased by 13.7% from the 18,102 active listings in June 2011.

#### •The Humber Bay Shores average price had totaled \$388,106.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 72 sales in June 2012 from 74 sales in May 2012. The average condominium price in this district had totaled \$388,106 in June 2012, which had increased by 0.2% from \$387,456 in May 2012, while the median price in June 2012 had equaled \$341,000, which had been up from \$334,000 in May 2012.

#### •PALACE PLACE

Second quarter sales had been slightly slower than previous years at Palace Place, as total sales had decreased from a record 13 sales in the second quarter of 2011 to 11 sales in the second quarter of 2012.

However, prices were on the rise, and I am pleased to report that I had yet again set the most record prices at Palace Place.

I had again set **a new all-time record price for 06 suites** by having sold Suite 1706 for \$783,333 or \$395 per square foot.

I had again set **a new all-time record price for 02 suites** by having sold Suite 3002 for \$580,000 or **\$489 per square foot**.

Finally, I had set **a new record price for 07 suites** by having sold Suite 1707 for \$300,333 or \$382 per square foot.

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.

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

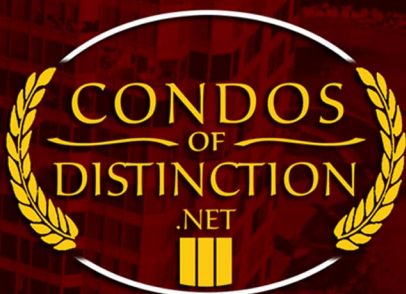
- I have set **more record prices at Palace Place** than any other realtor, and, at the same time, I have saved clients thousands of dollars with my very competitive commission rates.
- I am the only Palace Place realtor that is a **Platinum Level Marketer in The Toronto Star**, and I have advertised 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.



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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 [dalinda@Dalinda.net](mailto:dalinda@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](mailto: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

**PALACE PLACE, 1 Palace Pier Court**  
11 Sales, 2nd Quarter 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 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](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

### 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



LUXURYHOMES.COM

### PALACE PLACE IS NOW FOR SALE INTERNATIONALLY VIA LUKE DALINDA & LUXURYHOMES.COM!

Luke Dalinda has established a unique partnership to exclusively feature Palace Place listings on LuxuryHomes.com, the #1 international real estate destination for the rich and famous.

"Palace Place is the most prestigious, luxurious, and best managed waterfront condominium residence in Canada, and it is about time that the world took notice," says Dalinda.

"We are delighted to help Luke Dalinda market Palace Place to an international audience of affluent buyers at LuxuryHomes.com," adds Paul de Gruchy, Vice-President, LuxuryHomes.com.

### 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.

## 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