



**LUKE DALINDA**  
SALES REPRESENTATIVE  
for Palace Place

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

# THE DALINDA REPORT

SINCE 1997



**MAY 2012**

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

How to increase the values at Palace Place: What to ask your realtor.

TORONTO – Tuesday, May 8, 2012

**April 2012**

The month of April had proved exceptionally strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 10,350 sales of single-family dwellings in April 2012.

Total sales were up by 17.9% from the 8,778 sales that had been recorded in April 2011, and total sales had increased by 6.8% from the 9,690 sales that had been recorded in March 2012.

**•The April average price had increased to \$517,556!**

The average price in April 2012 had increased by 2.6% to \$517,556 from \$504,117 in March 2012. The April 2012 average price had increased by 8.5% from the April 2011 average price of \$476,802. The 2011 year-end cumulative average price had totaled \$465,412.

**•Active listings had increased by 8.6%.**

The number of active listings in April 2012 had increased by 8.6% to 18,379 from the 16,920 active listings in March 2012 and had increased by 3.8% from the 17,702 active listings in April 2011.

**•The Humber Bay Shores average price had totaled \$368,316.**

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 61 sales in April 2012 from 82 sales in March 2012. The average condominium price in this district had totaled \$368,316 in April 2012, which had decreased by 3.9% from \$383,460 in March 2012, while the median price in April 2012 had equaled \$329,000, which had been down from \$333,500 in March 2012.

**•PALACE PLACE**

Palace Place had experienced a balanced April. Total sales had decreased from 4 sales in April of 2011 to 3 sales in April of 2012.

**•The PALACE PLACE Perspective •**

LUKE DALINDA's  
2012  
PALACE PLACE  
PRICE RECORDS:

**JUST SOLD!**

**Palace Place, 1 Palace Pier Court, Suite 4305**  
Sold for \$610,000  
(\$65,000 above the highest price ever paid!)

**JUST SOLD!**

**Palace Place, 1 Palace Pier Court, Suite 1706**  
Sold for \$783,333  
(Previous records had been \$735,000, \$750,000, and \$769,000, which had all been set by Luke Dalinda as well.)

**ASK YOUR REALTOR,  
"WHAT RECORD PRICES HAVE YOU  
SET AT PALACE PLACE?"**

**ASK YOUR REALTOR,  
"HOW MUCH MONEY DO YOU SAVE  
YOUR CLIENTS?"**

**THEN, ASK LUKE DALINDA!**

In 2010, I had set the record price for 06 suites at \$371 per square foot. At the end of 2011, I had set another record price for 06 suites at \$380 per square foot. I have now set yet another record at \$395 per square foot.

This year, other Palace Place realtors have recently sold 06 suites for as low as \$352 per square foot.

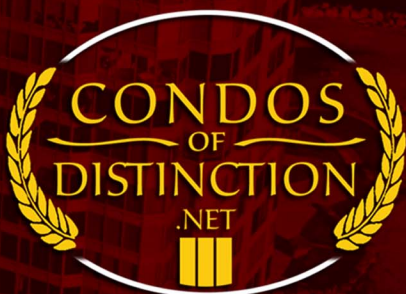
This clearly demonstrates that, since 2010, my 06 listings have sold for between \$35,000 to \$83,000 more in price, as compared to these recent sales (Source: Toronto Real Estate Board MLS). This is why market positioning is critical to your getting the highest price possible for your suite.

In the last year, I had single handedly set the record prices for our 02 suites at \$420 per square foot, the 05 suites at \$400 and \$410 per square foot, the 06 suites at \$395 and \$380 per square foot, the 04 suites at \$443 per square foot, the 11 suites at \$337 per square foot, and many others. I have been setting record prices at Palace Place since my very first listing in 1997 just after Palace Place had achieved its independence from Citibank.

As always, I am honored to be considered for your real estate needs. Thank you for your time.



**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 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. Please note that this report is also sent by the unaddressed ad mail service of Canada Post, over which we have no control.

**Do you want a record \$1.3 Million for your  
01, 2,836 square foot suite?**

**If so, call Luke Dalinda today  
to see if your suite fits this need.**

**416-725-7170**  
**LDALINDA@DALINDA.NET**



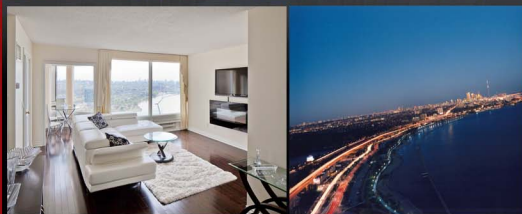
LUKE DALINDA PRESENTS

# PALACE PLACE

PALACEPLACE.DALINDA.NET

**FOR SALE**

**JUST SOLD**



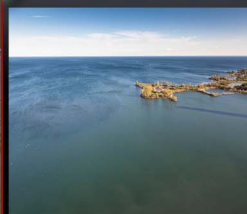
**1 PALACE PIER COURT, SUITE 3002  
FOR SALE AT \$607,000**

SUITE 3002 IS A STUNNING, NEWLY RENOVATED CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 1,186 SQUARE FEET OF LIVING SPACE AND AN UNOBSTRUCTED VIEW OF THE CITY AND LAKE. 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



**RECORD PRICE!  
1 PALACE PIER COURT,  
SUITE 1706\*\*\*\***

**SOLD FOR \$783,333**



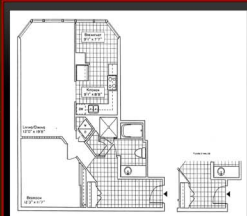
**RECORD PRICE!  
1 PALACE PIER COURT,  
SUITE 4305\*\*\*\***

**SOLD FOR \$610,000**



**1 PALACE PIER COURT,  
SUITE 2806\*\***

**SOLD FOR \$752,500**



**JUST LEASED!  
1 PALACE PIER COURT,  
04 SUITE\*\***

**LEASED FOR \$1,800  
PER MONTH**



Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
01	1,985	\$ 775,000	\$390
01	2,836	\$1,150,000	\$405
02	1,204	\$ 505,000	\$420
02	1,186	\$ 480,000	\$405
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	\$ 289,000	\$366
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

PH01	2,437	\$ 900,000	\$370
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 2906\*\*\*\***

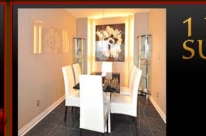
**SOLD FOR \$769,000  
100% OF ASKING PRICE  
(BUYER & SELLER REP.)**



**1 PALACE PIER COURT,  
SUITE 2510\*\*\*\***



**1 PALACE PIER COURT,  
SUITE 4508\*\*\*\***



**1 PALACE PIER COURT,  
SUITE 2302\*\*\*\***



**1 PALACE PIER COURT,  
SUITE 3006\***



**1 PALACE PIER COURT,  
SUITE 3002\*\***



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

(TENANT AND LANDLORD  
REPRESENTATIVE)



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

**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