



# THE DALINDA REPORT

SINCE 1997



**SEPTEMBER 2011**

**LUKE DALINDA**  
SALES REPRESENTATIVE  
for Palace Place

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

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

PALACE PLACE **Sizzles** from the Strongest Summer Market Ever!

TORONTO – Wednesday, September 7, 2011

• **Total sales had increased by 24% in August 2011.**

For the second time ever, the month of August had proved exceptionally strong for Toronto's real estate resale market, which had resulted in reignited record-setting sales, as the Toronto Real Estate Board had reported 7,542 sales of single-family dwellings in August 2011.

Total sales were up by 24% from the 6,083 sales that had been recorded in August 2010, and total sales had decreased by 4.7% from the 7,922 sales that had been recorded in July 2011.

• **The August average price had increased by 10% from August 2010.**

The average price in August 2011 had decreased slightly by 1.6% to \$451,663 from \$459,206 in July 2011. The August 2011 average price had increased by 10% from the August 2010 price of \$411,012. The year to date cumulative average price had been \$464,029, while the 2010 year-end cumulative average price had totaled \$431,463.

• **Active listings had decreased by 11.7%.**

The number of active listings in August 2011 had decreased by 1.6% to 17,258 from the 17,546 active listings in July 2011 and had decreased by 11.7% from the 19,563 active listings in August 2010.

• **The Humber Bay Shores average price had totaled \$350,405.**

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 42 sales in August 2011 from 49 sales in July 2011. The average condominium price in this district had totaled \$350,405 in August 2011, which had decreased by 8.7% from \$383,905 in July 2011, while the median price in August 2011 had equaled \$309,000, which had been down from \$346,000 in July 2011. As for condo townhouses, there were 4 sales in this district in August 2011, which had averaged \$497,725.

• **The PALACE PLACE Perspective •**

Palace Place had experienced the strongest summer ever in the building's history. Total sales had increased from 9 sales in the summer of 2010 to 10 sales in the summer of 2011.

02, 03, and 07 suites had all achieved record prices this summer, as per the original Palace Place price chart report on the reverse of this page.

This summer, I have also had the honor of having set a record rental rate for the 2,836 square foot, 01-style suites at \$5,000 per month (unfurnished).

I have a few clients waiting in line for more units. Please call me if you are interested in selling your suite. I offer more marketing services for less commission dollars. In fact, this year, I have come up with very creative, original solutions that have allowed several clients take home up to \$25,000 on top of their sale price!

You do not pay a realtor to let your property sleep on MLS. You pay a realtor to use every available resource to get you a record price!

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**. Add my website, homes and condos newsletters, Facebook, and other strategic initiatives, and you will quickly discover why **I get the deal done!**

I promise to work passionately to help you achieve the next record price at Palace Place.

**ldalinda@dalinda.net - 416-236-1871**

**ON OCTOBER 10, 2011,  
LUKE DALINDA WILL HAVE A VERY  
SPECIAL ANNOUNCEMENT FOR ALL PALACE PLACE  
RESIDENTS. PLEASE VISIT:  
WWW.DALINDA.NET/PALACEPLACE  
ON THE 10TH! (THIS IS BIG.)**



**Royal LePage**  
**Real Estate Services Ltd., Brokerage**  
(The company-owned brokerage firm)  
**3031 Bloor St. W**  
**Toronto, ON M8X 1C5**  
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**ldalinda@Dalinda.net**



**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](mailto: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](mailto:ldalinda@Dalinda.net). Please note that this report is also sent by the unaddressed at mail service of Canada Post, over which we have no control.

**AGM  
REMINDER**

## THE PALACE PLACE AGM IS ON NOVEMBER 21, 2011

**DUE TO THE EVER INCREASING DEMANDS OF OUR TIME, MANY RESIDENT OWNERS ARE UNAVAILABLE TO ATTEND OUR PALACE PLACE AGM. LAST YEAR'S AGM HAD ONLY ADJOURNED AT 11 PM!**

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) / 416.236.1871 Fax (Toll-Free): 1-888-709-5726



# PALACE PLACE, 1 Palace Pier Court 10 Sales - Summer 2011

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	\$ 545,000	\$365
06	1,985	\$ 735,000	\$371
06	2,028	\$ 755,000	\$372
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
<b>PENTHOUSES</b>			
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

## JUST LEASED

**1 PALACE PIER COURT,  
SUITE 3101  
\$5,000 PER  
MONTH\*\*\*\*  
IN 1-WEEK  
FOR A RECORD RENT  
(TENANT AND  
LANDLORD  
REPRESENTATIVE)**

**LEASED!**

# JUST SOLD

**1 PALACE PIER COURT,  
SUITE 2510 \$395,000\*\*\*\***

**LUKE DALINDA HAS JUST SOLD 1 PALACE  
PIER COURT, SUITE 2510.**

**(BUYER AND SELLER REPRESENTATIVE)**

**1 PALACE PIER COURT,  
SUITE 3006 \$727,000\***

**LUKE DALINDA HAS JUST SOLD 1 PALACE  
PIER COURT, SUITE 3006.**

**(SELLER REPRESENTATIVE)**

**1 PALACE PIER COURT,  
SUITE 4508 \$530,000\*\*\*\***

**LUKE DALINDA HAS JUST SOLD 1 PALACE  
PIER COURT, PENTHOUSE SUITE 4508  
FOR \$530,000.**

**(BUYER AND SELLER REPRESENTATIVE)**

**1 PALACE PIER COURT,  
SUITE 3002 \$480,000\*\***

**LUKE DALINDA HAS JUST SOLD 1 PALACE  
PIER COURT, SUITE 3002\*\*  
FOR \$480,000 IN 1-DAY,  
FOR OVER ASKING!**

**1 PALACE PIER COURT,  
SUITE 2302 \$505,000\*\*\*\***

**LUKE DALINDA HAS JUST SOLD 1 PALACE  
PIER COURT, SUITE 2302.**

**(BUYER AND SELLER REPRESENTATIVE)**

**GET THE DEAL DONE!**  
**We provide expert solutions that achieve your goals  
and get the deal done.**

### 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.

## LUKE DALINDA'S 2010 SALES

**1 PALACE PIER COURT,  
SUITE 309 \***

**1 PALACE PIER COURT,  
SUITE 3806 \*\***

**1 PALACE PIER COURT,  
SUITE 1405 \***

**1 PALACE PIER COURT,  
SUITE 1109 \*\***

**1 PALACE PIER COURT,  
SUITE 306 \***

**1 PALACE PIER COURT,  
SUITE 2109 \***

**1 PALACE PIER COURT,  
SUITE 4011 \***

**1 PALACE PIER COURT,  
SUITE 3902 \***

**1 PALACE PIER COURT,  
SUITE 801 \***

**1 PALACE PIER COURT,  
SUITE 504 \*\*\*\***

**1 PALACE PIER COURT,  
SUITE 2401 \*\***

\* 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 resident sales representative!\***

\*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**