



LUKE DALINDA
SALES REPRESENTATIVE
for Palace Place

DAIVA DALINDA
BROKER
for Grand Harbour,
Waterford, & Waterview

THE DALINDA REPORT

SINCE 1997



JULY 2011

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

High Second Quarter House Prices Conceal Early Signs of A Moderating Market.

Palace Place Delivers Solid Q2 Performance, as Luke Dalinda Continues to Set Records!

TORONTO – Tuesday, July 12, 2011

• **Total sales had increased by 21% in June 2011.**

The month of June had proved exceptionally strong for Toronto's real estate resale market, which had resulted in record-setting sales, as the Toronto Real Estate Board had reported 10,230 sales of single-family dwellings in June 2011.

Total sales were up by 21% from the 8,442 sales that had been recorded in June 2010, and total sales had increased by 2% from the 10,046 sales that had been recorded in May 2011.

• **The June average price had increased by 9.5% from 2010.**

The average price in June 2011 had decreased slightly by 1.8% to \$476,371 from \$485,520 in May 2011. The June 2011 average price had increased by 9.5% from the June 2010 price of \$435,034. The median had increased to \$405,000 from \$400,000 in May 2011. The year to date cumulative average price had been \$467,169, while the 2010 year-end cumulative average price had totaled \$431,463.

• **Active listings had decreased by 24%.**

The number of active listings in June 2011 had decreased by 1.7% to 18,171 from the 18,481 active listings in May 2011 and had decreased by 24% from the 23,923 active listings in June 2010.

• **The Humber Bay Shores average price had totaled \$336,265.**

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 57 sales in June 2011 from 51 sales in May 2011. The average condominium price in this district had totaled \$336,265 in June 2011, which had decreased by 4.3% from \$351,584 in May 2011, while the median price in June 2011 had equaled \$312,000, which had been down from \$329,900 in May 2011. As for condo townhouses, there were 12 sales in this district in June 2011, which had averaged \$519,418.

In his second quarter report for 2011, **Phil Soper, president and CEO of Royal LePage**, had said, "While the global economy struggles to find its footing, here in Canada we are seeing indicators of a return to long-term norms. There is an expectation of continuing improvement in employment levels across the country and accompanying strength in wages and salaries, which should provide support for the housing market. Looking ahead to 2012, signs are pointing to stability for Canadian home owners and new buyers. We believe we are past the period of peak house price appreciation."

• **The PALACE PLACE Perspective •**

Having gone through one of the slowest first quarters in Palace Place history, Palace Place had bounced back to experience a very solid second quarter. Total sales had increased from 10 sales in the second quarter of 2010 to 13 sales in the second quarter of 2011.

The year of the 02s

This year, I have had the honor of setting record prices for a renovated 02 suite for \$505,000 and for an original condition 02 suite for \$480,000.

I have a few clients waiting in line for more 02 and larger 05 units. Please call me if you are interested in selling these or any other suites. I promise to work passionately to help you achieve the next record price at Palace Place. - **Let's talk!**
ldalinda@dalinda.net - 416-236-1871



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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.



FIND OUT HOW PALACE PLACE IS PERFORMING

THE YEARS HAVE ONLY MADE PALACE PLACE BETTER.
IT IS IMPORTANT FOR THIS TREND TO CONTINUE.

As a resident since 1993, and as the first #1 top realtor since Palace Place had achieved its independence from Citibank in 1997, Luke Dalinda has offered a significant number of resident and non-resident owners the opportunity to call him at anytime to discuss their investments. There is no cost or obligation, just a welcomed opportunity to talk about a passionate subject in confidence.
Feel free to contact Luke at anytime: ldalinda@dalinda.net / 416.236.1871

PALACE PLACE, 1 Palace Pier Court 13 Sales - 2nd Quarter 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	\$ 810,000	\$408
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	\$ 280,000	\$355
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

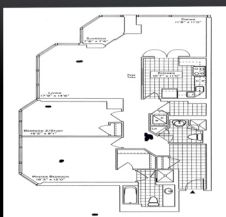
GET THE DEAL DONE!

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.

FOR SALE



1 PALACE PIER COURT, SUITE 2510 \$419,000

Suite 2510 is a stunning condominium residence, with approximately 1,388 square feet of living space and magical views of the Humber River, Swansea Village, High Park, and more. Book now! Call Luke at 416-236-1871 or ldalinda@dalinda.net



1 PALACE PIER COURT, SUITE 3006 \$759,000

Suite 3006 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. Suite 3006 features one parking spot and one super-sized locker!

PARKING SPOT FOR SALE \$25,000

Directly under the building, just steps to the elevator, this is one of the best!

JUST SOLD



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!

LUKE DALINDA'S 2010 & 2011 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 2302 **** \$505,000



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 the #1 top selling sales representative at Palace Place!*

*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.



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