ESSENTIAL CONDO MARKET INFO

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THE DALINDA REPORT

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SINCE 1997

SEPTEMBER 2008

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

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Summer Sales Stabilize, But The Average Price Holds Strong, As The Fall Market Kicks Off

TORONTO – September 7, 2008

► Total sales had stabilized from all-time highs in August 2008.

The month of August had proved more balanced for Toronto's real estate resale market, which had resulted in more stabilized sales, as the Toronto Real Estate Board had reported 6,318 sales of single-family dwellings in August 2008.

Total sales were down by 22% from the 8,059 sales that had been recorded in August 2007, the all-time highest record, and total sales had decreased, due to traditional seasonal slowdown, from the 7,806 sales that had been recorded in July 2008.

► The average price had increased by 1% over last year.

The average price in August 2008 had decreased by 1% to $364,886 from $371,427 in July 2008. However, the August 2008 average price had increased by 1% over the August 2007 average price of $361,890. The median, the point at which there are an equal number of sales above and below, had decreased to $318,000 from $325,000 in July 2008. The year to date cumulative average price had been $384,605, while the 2007 year-end cumulative average price had totaled $376,236.

► Active listings had decreased by almost 1%.

The number of active listings in August 2008 had decreased by almost 1% to 25,076 from the 26,543 active listings in July 2008 and had increased by 31% from the 19,145 active listings in August 2007.

► The Humber Bay Shores average price had increased by 3.7% to $321,233.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 49 sales in August 2008 from 58 sales in July 2008. The average condominium price in this district had totaled $321,233 in August 2008, which had increased by 3.7% from $309,757 in July 2008, while the median price in August 2008 had equaled $278,500, which had been down from $284,000 in July 2008. As for condo townhouses, there were 5 sales in this district in August 2008, which had averaged $340,400.

Perspective

The fall season marks the return of football, fresh, new television programming, the beginning of school, and the start of serious work after a lazy summer. However, it should be remembered that while the fall market, October specifically, is traditionally an uncertain time for financial markets, it is also the second most active time of the year for the Toronto real estate market.

Phil Soper, president and CEO of Royal LePage, had commented recently, "After several years characterized by a persistent shortage of listings, home buyers have felt the pressure of bidding wars and take-it-or-leave-it counter offers ease during 2008. Home sellers have had to come to grips with the longer time it is taking to sell properties, but can take comfort in a market that continues to support reasonable price increases. Our research indicates that all markets will continue to perform well, albeit at a tempered pace."

According to Royal LePage, national average home prices have been set to rise by 3.5%.

Incredible BANG for your condo buck!

According to a study by CB Richard Ellis in London, England, prime and super-prime condominium prices in Toronto are far lower than prices in 11 cities that they had studied, including Paris, London, New York, Los Angeles, Moscow, Hong Kong, Tokyo, Singapore, Sydney, Monte Carlo, and Dubai.

The study had found that international investors would pay anywhere from two to eight times more for prime condominium space in the studied cities than in Toronto. As an example, a 750 square foot condominium for $600,000 in Toronto would cost $1.2 million in Paris, Sydney, or Dubai and $4.65 million in London. The same example for 750 square foot super-prime condominiums would cost $1,050,000 in Toronto, $5,180,000 in Los Angeles, and $8.85-million in London, which is 3.7 times and 8.4 times more respectively.

In comparison to other international cities, Toronto is a true bargain, yet the quality of these condominiums is quite comparable. This is what makes Toronto luxury condominiums so attractive and unique to international buyers.

Fast Fact

Luke Dalinda is the only realtor in Humber Bay Shores to use the power of Google, MSN, and other search engines to expose your property to international buyers!
(Source: Google and MSN Live Search)

We invite you to visit our websites.
www.HomesOfDistinction.net AND
www.CondosOfDistinction.net
Sign up for our Newsletter and for regular delivery!

** 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, regretfully, it cannot be guaranteed.*

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GRENADIER LANDING
5 MARINE PARADE DRIVE
24 Sales - 1st - 3rd Quarter 2008

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
805	10	N/A	$262,000	$325
818	01/19	1	$258,000	$315
866	02/18	1	N/A	N/A
1,005	03/17	1	N/A	N/A
955	04/16	1	$379,500	$397
766	05/15	1	N/A	N/A
711	06/14/08/12	1	$231,000	$325
704	07/13/09/11	1	$268,000	$380
664	26/27	1	$215,000	$324
815	01/21	2	$257,500	$315
866	02/20	2	$277,000	$320
990	03/19	2	$368,000	$371
1,044	04/18	2	$337,000	$323
917	05/17	2	$294,000	$320
700	06/16/08/14	2	$232,000	$331
704	07/15/09/13	2	$280,000	$397
807	11	2-N/A	N/A	N/A
805	12	2-N/A	N/A	N/A
664	22/23	2	N/A	N/A
718	01/28	3-6	$239,000	$333
716	02/27	3-6	$261,000	$364
642	03/26	3-6	$287,000	$447
866(856-25)	04/25	3-(6)	$373,000	$430
990(983-24)	05/24	3-(6)	$425,000	$430
1,044	06/23	3-6	$432,500	$414
917	07/22	3-6	$338,000	$368
700	08/10/19/21	3-6	$282,000	$402
704(700-11)	09/20/18/11	3-(6)	$295,000	$419
805	12/17	3-6	$288,500	$358
681	13/16	3-6	$225,000	$330
1,188	14/15	3-6	$447,000	$376
664	29/30	3-6	$245,000	$368
718	01/16	7	N/A	N/A

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
732	02/15	7	N/A	N/A
642	03/14	7	$226,000	$352
995	04/13	7	$535,000	$537
1,276	05/12	7	N/A	N/A
903	06/07/10/11	7	$334,000	$369
688	08/09	7	$234,900	$344
689	17/18	7	$285,000	$414
718	01/16	8-9	$276,000	$384
716	02/15	8-9	$252,000	$352
642	03/14	8-9	N/A	N/A
997	04/13	8-9	N/A	N/A
1,315	05/12	8-9	N/A	N/A
902	06/07/10/11	8-9	$350,000	$388
686	08/09	8-9	$292,500	$426
689	18/17	8-9	$235,000	$341
718	01/12	10-11	$257,000	$357
716	02/11	10-11	$325,000	$453
1,285	03/10	10-11	$641,500	$500
1,610	04/09	10-11	N/A	N/A
902	05/08	10-11	$349,000	$387
986	06/07	10-11	$315,000	$320
689	14/13	10-11	$237,000	$344
974	01/08	12	$350,000	$360
1,343	02/07	12	N/A	N/A
1,354	03/06	12	$670,000	$494
932	04/05	12	$315,000	$337
689	09/10	12	$240,000	$348
2,317	01/02 (special)		$825,000	$356
Townhouses				
1,945	20/25		N/A	N/A
2,119	21/24		N/A	N/A
2,268	22/23		$825,900	$364

NEVIS*
80–88 PALACE PIER COURT
16 Sales - 1st - 3rd Quarter 2008

Square Feet	Floors	Unit	Current AVG Price	Current AVG Price PSF
530	5-15	08	$188,500	$355
675	1-4	1(04), (10)	$180,000	$267
650	5-15	07	$219,000	$336
705	3-4	01	N/A	N/A
725	2-4	06	$250,000	$345
815	1-4	1(05), (11)	N/A	N/A
780	5-15	09	$274,000	$351
830	2-11	2-4(07), 6-11(05)	$300,500	$362
915	2-11	2-4(08), 6-11(06)	$291,000	$318
955	1-4	1(06), 2-4(12)	$315,000	$330
960	1-11	01	$337,000	$351
995	2-11	02	$310,000	$312
1,005	5-11	03	$355,000	$353
1,030	5-11	04	$385,000	$374
1,160	3-4	04	$319,000	$275
1,160	2-4	05	$324,000	$279
1,155	12-15	04	$338,900	$294
1,300	2-4	09	$332,500	$255
1,370	2-N/A	04	N/A	N/A
1,295	12-15	01	$372,500	$288
1,365	12-15	03	$480,000	$351
1,385	12-15	02	$455,000	$329
Villa				
1,425	1-5	04	$540,000	$379
1,440	1-5	05	$552,000	$383
1,485	1-5	06	$553,000	$372
1,705	1-5	03	$690,000	$404
1,025	1-4	01	$358,500	$350
1,145	1-5	02	$410,000	$359

PLAYERS CLUB*
2067 LAKE SHORE BLVD W
8 Sales - 1st - 3rd Quarter 2008

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
620	01	4-9	$201,000	$324
762	04	3-5	$240,000	$315
955	09	3-11	$330,000	$345
760	05	2-N/A	$275,000	$361
1000	04	2-N/A	N/A	N/A
1085	02/08	2-9	$340,000	$314
1490	01	10-11	$367,000	$246
1730	02/03	10-11	$540,000	$312
865	04	10-11	N/A	N/A
900	06	3-5	$268,000	$298
900	03/07	1-9	$273,000	$303
1005(1000)	(04)04/05	(6)7-9	$367,000	$367
1185	05	4-5	N/A	N/A
870	05	6-N/A	N/A	N/A
1,743 (2-storey)	01	2-3	$364,000	$208
1,851	09	2-N/A	N/A	N/A
810	01	12-N/A	N/A	N/A
975	04	12-N/A	$352,818	$361
1,425	02/03	12-N/A	$650,000	$456

Townhouses

Square Feet	Average Price PSF
All Townhouses	$285
1,967	
1,877	
1,736	
1,579	
1,440	
1,554	
1,354	

NEWPORT BEACH
2111 Lake Shore Boulevard West
12 Sales - 1st - 3rd Quarter 2008

NUMBERS TO LEASE BY

The approximate average lease price for condominium residences in the Humber Bay Shores area is between $2.00 and $2.50 gross per square foot per month. Obviously, many factors are involved, so please contact us for an accurate evaluation.

Understanding Market Conditions

Market Conditions	Characteristics	Implications
Buyer's Market: The supply of homes on the market exceeds demand.	High inventory of homes. Few buyers compared to availability. Homes on the market longer. Prices tend to drop.	More time to look for a home. More negotiating leverage.
Seller's Market: The number of buyers wanting homes exceeds the supply or number of homes on the market.	Smaller inventory of homes. Many buyers. Homes sell quickly. Prices usually increase.	May have to pay more. Make decisions quickly. Conditional offers may be rejected.
Balanced Market: The number of homes on the market is equal to the demand or number of buyers.	Demand equals supply. Sellers accept reasonable offers. Homes sell within an acceptable time period. Prices generally stable.	More relaxed atmosphere. Reasonable number of homes to choose from.

North Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
665 (672)	11	2-16	$247,500	$372 (368)
665 (672, 675-7thFLR)	01	2-7	$205,000	$308 (305)
680 (679)	10	2-7	$212,900	$313 (313)
695 (696)	07	3-7	$205,000	$294 (294)
815 (805 -2ndFLR, 801)	09	2-7	$237,000	$290 (294)
960 (962)	05	3-7	$348,500	$363 (362)
1,025 (1,028)	08	2-7	$300,000	$292 (291)
1,045 (1,045)	06	3-16	$337,000	$322 (322)
1,260 (1,261)	03	2-7	$385,000	$305 (305)
1,330 (1,323 -2ndFLR, 1,316)	02	2-7	$329,500	$247 (250)
1,190 (1,165)	09	8-16	$309,000	$259 (265)
1,280 (1,285)	08	8-16	$377,000	$295 (293)
1,575 (1,541)	02	8-16	$422,500	$268 (274)
1,580 (1,595)	03	8-16	$403,000	$255 (252)
850 (858)	03	1-N/A	N/A	N/A
1,255 (1,256)	05	1-2 (2-storey)	$341,000	$272 (272)
1,365 (1,366)	06	1-2 (2-storey)	$360,000	$263 (263)
1,475 (1,478)	07	1-2 (2-storey)	$460,000	$312 (312)
1,500 (1,496)	08	1-2 (2-storey)	N/A	N/A
1,225 (1,220)	09	17-18, LPH, PH	$360,000	$293 (295)
1,440 (1,595)	08	17-18, LPH, PH	$487,000	$338 (305)
1,795 (1,774)	02	17-18, LPH, PH	N/A	N/A
2,260 (2,264)	03	17-18, LPH, PH	$750,000	$332 (332)

South Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	$269,000	$392 (388)
840 (830)	14	2-N/A	$278,000	$331 (334)
1,055 (1,032)	12	2-16	$337,000	$320 (327)
1,052	17	3-7	$329,000	$312
1,075 (1,071 -2ndFLR, 1,066)	19	2-7	$310,000	$289 (290)
1,400 (1,401)	18	2-7	$360,000	$257 (257)
1,045 (1,043)	16	3-16	$365,000	$350 (350)
1,610 (1,549 -7thFLR, 1,580)	15	3-16	$573,000	$355 (362)
1,625 (1,614 -3rd,5th,6th, 1,617 – 7th, 1,609)	14	3-16	$555,000	$341 (343)
1,240 (1,218)	18	8-16	$395,000	$319 (324)
1,310 (1,313 – 8thFLR, 1,316)	17	8-16	$425,000	$324 (323)
1,240 (1,256)	18	1-2 (2-storey)	$380,000	$306 (302)
1,340 (1,368)	19	1-2 (2-storey)	$332,000	$247 (242)
1,420 (1,430)	20	1-2 (2-storey)	$340,000	$239 (237)
1,425 (1,406)	21	1-2 (2-storey)	$367,500	$257 (261)
1,420 (1,394 – 17-LPH, 1,400 PH)	17	17-18, LPH, PH	N/A	N/A
1,845 (1,822 – 17-LPH, 2,086 PH)	18	17-18, LPH, PH	$543,000	$294 (298)
2,225 (2,195)	15	17-18, LPH, PH	$835,000	$375 (380)
2,275 (2,257)	19	17-18, LPH, PH	$750,000	$329 (332)
4,213 (3,983)	14	18-LPH (PH)	$1,300,000	$308 (326)
3,440	15	1-N/A	$1,150,000	$272 (288)
3,527	16	1-N/A		
709	22	1-N/A	$207,000	$291
704	12		$183,500	$260

Townhouses

2,585 (2,595)			$690,000	$267 (265)
2,630 (2,637)			$699,000	$265 (265)
2,784			$875,000	$314
3,518				
3,557				
3,200			$1,450,000	$453

Regarding all Price Charts

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. For an accurate evaluation, call today. 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, regretfully, it cannot be guaranteed. Sizes have been based on builder's plans. PSF = Per Square Foot, N/A = Not Available, call for evaluation. For Newport Beach only, the square footage that has been noted without the brackets has been taken from what had been advertised by the Builder in winter 1999. The square footage that has been noted inside the brackets has been taken from what had been written in the Architect's final plans in June 1999, which has been, and is, the basis for maintenance fee calculation. Because both have been promoted in the market place, both have been written in the chart. The Dalinda Report has tracked, compiled, and written market data for Humber Bay Shores since 1997. For additional information, contact us at dalinda@DalindaTeam.com. This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.

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PALACE PLACE
1 Palace Pier Court
23 Sales - 1st - 3rd Quarter 2008

Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
01	1,985	$ 710,000	$357
01	2,836	$1,105,000	$389
02	1,204	$ 460,000	$382
02	1,186	$ 436,000	$367
03	1,985	$ 810,000	$408
03	2,028	$ 859,000	$423
04	790	$ 295,000	$373
04	833	$ 331,000	$397
05	1,228	$ 425,000	$346
05	1,491	$ 479,500	$321
06	1,985	$ 710,000	$357
06	2,028	$ 725,000	$357
07	788	$ 254,500	$323
07	833	$ 256,500	$307
08	1,223	$ 397,500	$325
08	1,201	$ 369,900	$308
09	1,388	$ 438,000	$316
10	1,388	$ 340,000	$245
10	1,395	$ 385,000	$275
11	1,106	$ 327,000	$295
12	813	$ 260,000	$319
PENTHOUSES			
PH01	2,437	$ 900,000	$370
PH02	1,642	$ 625,000	$380
PH03	2,437	$1,125,000	$462
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	$ 508,500	$328

WATERFORD
2083, 2087, 2095
Lake Shore Boulevard W
35 Sales - 1st - 3rd Quarter 2008

Size	Unit	Floors	Current AVG Price	Current AVG Price PSF
Building A - *2095 Lake Shore*				
2,853	01	1-3	N/A	N/A
2,686	01/15	4-8	$1,258,000	$470
2,864	02/16	1-8	$1,460,000	$510
2,020	03/17	1-8	$ 990,000	$490
1,585	04/18	1-8	N/A	N/A
1,201	05/19	1-3	$ 539,000	$450
2,133	05/19	4-8	$1,060,000	$497
953	06/20	1-3	$ 430,000	$451
4,500			$2,250,000	$500
Building B - *2087 Lake Shore*				
750	01/07	2-14	$284,000	$378
750	01/05	15	$340,000	$453
595	02/06	1-14	$269,000	$452
595	04/NA	NA-15	N/A	N/A
682	03	1-14	$300,000	$440
1,144	04	1-14	$370,000	$323
965	05	1-14	$378,888	$393
Building C - *2083 Lake Shore*				
750	08	1-17	$300,000	$400
595	09	1-17	$252,000	$423
965	10	1-16	$413,000	$428
1,144	11	1-16	$433,500	$378
682	12	1-16	$300,000	$440
656	13	1-16	$269,000	$410
712	14	1-17	$255,000	$358

GRAND HARBOUR
2285 Lake Shore Boulevard W
11 Sales - 1st - 3rd Quarter 2008

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
618	$220,000	$355
795	$235,000	$295
910	$261,000	$286
932	$295,000	$316
1,268	$437,500	$345
1,376	$485,000	$353
1,423	$525,000	$369
1,585	N/A	N/A
1,638	$530,000	$324
1,920	N/A	N/A
2,575	$815,000	$316
2,849	N/A	N/A
2,871	N/A	N/A

GRAND HARBOUR
2287 Lake Shore Boulevard W
5 Sales - 1st - 3rd Quarter 2008

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
700	$ 228,000	$326
817	$ 220,100	$269
919	$ 229,000	$240
932	$ 305,000	$327
1,156	$ 330,000	$285
1,219	$ 365,000	$299
1,371	$ 427,500	$311
1,467	$ 394,250	$269
1,538	$ 525,000	$342
1,618	$ 450,000	$278
1,912	$ 670,100	$350
3,300	$1,425,000	$431
1,500 Townhouse	$ 355,000	$236

GRAND HARBOUR
2289 Lake Shore Boulevard W
2 Sales - 1st - 3rd Quarter 2008

$355 Per Square Foot

CONDOS OF DISTINCTION .NET

GET THE DEAL DONE!

We provide expert solutions that achieve your goals and get the deal done.
Our recent sales and leases have been noted below.

*Vendor Rep. **Purchaser Rep. ****Vendor and Purchaser Rep.

SOLD
PALACE PLACE
1 Palace Pier Court
Suite 4110 *

SOLD
PALACE PLACE
1 Palace Pier Court
Suite 3710 *

SOLD
PALACE PLACE
1 Palace Pier Court
"05" Suite **

LEASED
PALACE PLACE
1 Palace Pier Court
Suite 3010 *

SOLD
PALACE PLACE
1 Palace Pier Court
Suite 603 *

SOLD
PALACE PLACE
1 Palace Pier Court
Suite 2910 **

JUST SOLD
PALACE PLACE
1 Palace Pier Court
Suite 3010 *

SOLD
GRAND HARBOUR
2285 Lake Shore B W
1,371 SF Suite **

LEASED
GRAND HARBOUR
2285 Lake Shore B W
Suite 807 **

SOLD
NEWPORT BEACH
2111 Lake Shore B W
South Tower "16" Suite *

SOLD
GRAND HARBOUR
2289 Lake Shore B W
Townhouse 134 ****

SOLD
GRAND HARBOUR
2287 Lake Shore B W
Suite 1202 *

SOLD
GRAND HARBOUR
2285 Lake Shore B W
Suite 307 *

SOLD
2662 Bloor St. W
Suite 408

SOLD
2662 Bloor St. W
Suite 512

SOLD
2662 Bloor St. W
Suite 1007

PARTNER

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