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THE DALINDA REPORT



JANUARY 2008

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

ROYAL LEPAGE

Royal LePage

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The Best Year Ever Launches 2008!

TORONTO – Tuesday, January 10, 2008

► **The best annual performance ever had been experienced in 2007.**

The 2007 market had resulted in the best annual performance ever with continued record-setting sales for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 93,193 sales of single-family dwellings in 2007.

Total sales had increased by 12% from the 83,084 sales that had been recorded in 2006, and total sales had increased by 11% from the 84,145 sales that had been recorded in 2005, the previous all-time highest record.

► **The year-end average price had risen by 7%.**

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2007 had totaled \$376,236, which had risen by 7% from \$351,941 in 2006. The year-end median price in 2007 had been \$318,200, which had increased from \$299,000 in 2006.

December 2007

► **Total sales had risen by 4%.**

The month of December had proved strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 4,646 sales of single-family dwellings in December 2007.

Total sales were up by 4% from the 4,447 sales that had been recorded in December 2006, and total sales had decreased, due to traditional seasonal slowdown, from the record-breaking 7,313 sales that had been recorded in November 2007.

► **The December average price has increased by 17.5% over last year.**

The average price in December 2007 had increased marginally by 0.3% to \$394,931 from \$393,747 in November 2007. The December 2007 average price had increased by 17.5% over the December 2006 average price of \$336,217. The median, the point at which there are an equal number of sales above and below, had decreased to \$320,950 from \$325,000 in November 2007. The year to date cumulative average price had been \$376,236, while the 2006 year-end cumulative average price had totaled \$351,941.

► **Active listings had decreased by 13%.**

The number of active listings in December 2007 had

decreased to 13,452 from the 18,309 active listings in November 2007 and had decreased by 13% from the 15,418 active listings in December 2006.

► **The Toronto West average price had equaled \$357,711 in December 2007.**

The 28 west districts had totaled 1,756 sales (4,646 in total) and had averaged \$357,711. The year-end average price for Toronto's West Districts for 2007 had totaled \$350,548.

► **The Humber Bay Shores average price had totaled \$310,865.**

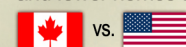
Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 46 sales in December 2007 from 59 sales in November 2007. The average condominium price in this district had totaled \$310,865 in December 2007, which had decreased by 16% from \$373,701 in November 2007, while the median price in December 2007 had equaled \$273,500, which had been down from \$297,000 in November 2007. As for condo townhouses, there were 8 sales in this district in December 2007, which had averaged \$395,800.

The difference in the average prices between November and December had been the result of traditional seasonal slowdown.

Perspective

For Canada's real estate market, after having experienced an exceptional year that had been distinguished by strong average house price appreciation and record-breaking sales, it has been projected that the momentum from 2007 will continue forward and position Canada's market for steady, yet moderate, growth in 2008, according to Royal LePage's 2008 Market Forecast, which had been released in December. In that Forecast, national average home prices have been set to rise by 3.5%.

Phil Soper, president and CEO of Royal LePage, had said, "Canada's housing market in 2008 should continue to thrive on a balanced diet of strong economic fundamentals, including high levels of employment, resilient consumer confidence, modest levels of inflation, and the relatively low cost of borrowing money. Canada is currently enjoying one of the longest housing market expansions in history. However, as we progress in 2008, it is anticipated that slowly eroding affordability will cause demand to ease, allowing the market to move toward balanced conditions, with lower levels of price appreciation and fewer homes trading hands."



Continued inside...

* 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.

This is not intended to solicit clients that are under contract with a broker. This report is sent out monthly. For regular delivery, send an email with request to dalinda@DalindaTeam.com. 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.



NEWPORT BEACH

2111 Lake Shore Boulevard West

4 Sales - 4th Quarter 2007

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	\$215,000	\$323 (319)
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	\$308,000	\$321 (320)
1,025 (1,028)	08	2-7	\$300,000	\$292 (291)
1,045 (1,045)	06	3-16	\$323,500	\$310 (310)
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	\$330,000	\$257 (256)
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)	\$322,500	\$218 (218)
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	\$430,000	\$298 (269)
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	\$224,000	\$266 (269)
1,055 (1,032)	12	2-16	\$302,500	\$286 (293)
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	\$335,000	\$270 (275)
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			\$720,000	\$258
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, regrettably, 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.



PALACE PLACE
1 Palace Pier Court
16 Sales - 4th Quarter 2007

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	\$ 288,000	\$345
05	1,228	\$ 425,000	\$346
05	1,491	\$ 479,500	\$321
06	1,985	\$ 710,000	\$357
06	2,028	\$ 712,000	\$351
07	788	\$ 218,900	\$278
07	833	\$ 243,000	\$291
08	1,223	\$ 380,000	\$311
08	1,201	\$ 368,000	\$306
09	1,388	\$ 438,000	\$316
10	1,388	\$ 340,000	\$245
10	1,395	\$ 362,000	\$260
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	\$ 645,000	\$330
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
12 Sales - 4th Quarter 2007

<u>Building A - 2095 Lake Shore</u>			Current AVG Price	Current AVG Price PSF
Size	Unit	Floors		
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	\$1,050,000	\$492
953	06/20	1-3	N/A	N/A
4,500			\$2,250,000	\$500
<u>Building B - 2087 Lake Shore</u>				
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	\$269,900	\$395
1,144	04	1-14	\$355,000	\$311
965	05	1-14	\$345,000	\$358
<u>Building C - 2083 Lake Shore</u>				
750	08	1-17	\$300,000	\$400
595	09	1-17	\$226,000	\$380
965	10	1-16	\$413,000	\$428
1,144	11	1-16	\$421,000	\$369
682	12	1-16	\$262,000	\$384
656	13	1-16	\$258,000	\$393
712	14	1-17	\$240,500	\$337



GRAND HARBOUR
2285 Lake Shore Boulevard W
9 Sales - 4th Quarter 2007

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	\$470,000	\$342
1,423	\$525,000	\$369
1,585	N/A	N/A
1,638	480,000	\$293
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
4 Sales - 4th Quarter 2007

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
700	\$ 215,000	\$308
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	\$ 475,000	\$308
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
6 Sales - 4th Quarter 2007

\$308 Per Square Foot



GRENADIER LANDING

5 MARINE PARADE DRIVE

9 Sales - 4th Quarter 2007

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	\$237,000	\$336
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	\$236,000	\$335
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	\$258,000	\$360
642	03/26	3-6	\$271,000	\$422
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	\$255,000	\$364
704(700-11)	09/20/18/11	3-(6)	\$276,000	\$392
805	12/17	3-6	\$288,500	\$358
681	13/16	3-6	\$225,000	\$330
1,188	14/15	3-6	\$349,500	\$295
664	29/30	3-6	\$239,000	\$360
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	\$216,000	\$314
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	\$315,000	\$350
686	08/09	8-9	\$256,000	\$373
689	18/17	8-9	\$235,000	\$341
718	01/12	10-11	\$257,000	\$357
716	02/11	10-11	\$255,000	\$356
1,285	03/10	10-11	\$641,500	\$500
1,610	04/09	10-11	N/A	N/A
902	05/08	10-11	\$311,000	\$344
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
<u>Townhouses</u>				
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

3 Sales - 4th Quarter 2007

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	\$212,000	\$292
815	1-4	1(05), (11)	N/A	N/A
780	5-15	09	\$270,000	\$346
830	2-11	2-4(07), 6-11(05)	\$297,500	\$352
915	2-11	2-4(08), 6-11(06)	\$291,000	\$318
955	1-4	1(06), 2-4(12)	\$282,000	\$295
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	\$345,000	\$334
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	\$430,000	\$311
<u>Villa</u>				
1,425	1-5	04	\$540,000	\$379
1,440	1-5	05	\$515,000	\$358
1,485	1-5	06	\$553,000	\$372
1,705	1-5	03	\$690,000	\$404
1,025	1-4	01	\$340,000	\$331
1,145	1-5	02	\$410,000	\$359

PLAYERS CLUB*

2067 LAKE SHORE BLVD W

4 Sales - 4th Quarter 2007

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	\$231,000	\$257
900	03/07	1-9	\$257,000	\$285
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
<u>Townhouses</u>				
<u>Square Feet</u>			<u>Average Price PSF</u>	
<u>All Townhouses</u>			<u>\$285</u>	
1,967				
1,877				
1,736				
1,579				
1,440				
1,554				
1,354				



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

GRAND HARBOUR
2285 Lake Shore B W
Suite 307 *

SOLD

GRAND HARBOUR
2287 Lake Shore B W
Suite 1202 *

SOLD

PALACE PLACE
1 Palace Pier Court
Suite 2910 **

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

PALACE PLACE
1 Palace Pier Court
Suite 603 *

SOLD

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

SOLD

2662 Bloor St. W
Suite 408

SOLD

2662 Bloor St. W
Suite 512

SOLD

2662 Bloor St. W
Suite 1007



PARTNER



Ian R. Baird, CFP, Manager
Residential Mortgages

TD Canada Trust
2972 Bloor Street W
tel. 416.892.3796
email ian.baird@td.com



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for opportunities at Palace Place,
Newport Beach, and Waterford.

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please call us first. 416.236.1871
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