

ESSENTIAL CONDO MARKET INFO TORONTOSBESTCONDOS.COM



LUKE DALINDA
SALES REPRESENTATIVE

DAIVA DALINDA
BROKER

THE DALINDA REPORT



SEPTEMBER 2006

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

ROYAL LEPAGE

Royal LePage

Real Estate Services Ltd., Brokerage

3031 Bloor St. W

Toronto, ON M8X 1C5

Tel. 416.236.1871

Fax 416.239.5493

ldalinda@DalindaTeam.com

ddalinda@DalindaTeam.com

PRACTICE AREAS:

Humber Bay Shores
Kingsway

DAIVA DALINDA

For: Palace Place
Grand Harbour
Palace Pier

ddalinda@DalindaTeam.com
tel. 416.236.1871

LUKE DALINDA

For: Newport Beach
Waterford
Grenadier Landing
Players Club
Nevis
Waterview

ldalinda@DalindaTeam.com
tel. 416.236.1871

* This report article has been written by Luke Dalinda. All statistics have been provided by the Toronto Real Estate Board and The Dalinda Report. TM and © 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.

A Strong Summer Drives an Active Fall

TORONTO – Tuesday, September 12, 2006.

The month of August 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 6,976 sales of single-family dwellings in August 2006.

Total sales were down by 7% from the 7,498 sales that had been recorded in August 2005 and total sales had decreased by 1% from the 7,082 sales that were recorded in July 2006. The total sales that had been recorded in August 2006 had marked the second best total for the month ever.

The new Toronto Real Estate Board President, Dorothy Mason, had said, "As people return from their summer holidays, we are looking forward to an even more active autumn market."

The average price in August 2006 had decreased slightly by 1% to \$338,192 from \$342,034 in July 2006. The August 2006 average price had increased by 5% over the August 2005 average price of \$323,255. The median, the point at which there are an equal number of sales above and below, had decreased slightly to \$293,000 from \$296,000 in July 2006. The year to date cumulative average price had been \$352,766, while the 2005 year-end cumulative average price had totaled \$335,907.

The number of active listings in August 2006 had decreased by approximately 4% to 24,031 from 25,038 in July 2006 and had increased by 7% from 22,374 in August 2005.

The Toronto Real Estate Board's 6,976 single-family dwelling sales, which had been reported throughout the Toronto area in August 2006, had totaled \$2,359,224,688 and had averaged \$338,192. The 28 west districts had totaled 2,627 sales (6,976 in total) and had averaged \$321,415. The year-end average

price for Toronto's West Districts for 2005 had totaled \$313,402.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 41 sales in August 2006 from 42 sales in July 2006. The average condominium price in this district had totaled \$293,406 in August 2006, which had decreased by 2% from \$301,795 in July 2006, while the median price had equaled \$250,000, which had been down from \$255,000 in July 2006. As for condo townhouses, there were 6 sales in this district in August 2006, which had averaged \$317,400.

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. It should be remembered, however, that while the fall market (October specifically) is traditionally an uncertain time for the stock market, it is also generally the second most active time of the year for the Toronto real estate market. As the fall market begins, the strong seller's market that is currently being experienced is going to continue and an increase in market numbers (listings, sales and prices) and market activity is expected.

We invite you to visit:

www.TorontosBestHomes.com AND

www.TorontosBestCondos.com

Sign up for our Newsletter for regular delivery!

ROYAL LEPAGE

www.DalindaTeam.com



GRENADIER LANDING

5 MARINE PARADE DRIVE

4 Sales - Third Quarter 2006

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
805	10	N/A	\$248,000	\$308
818	01/19	1	\$255,000	\$312
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	\$222,500	\$316
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	\$228,000	\$325
704	07/15/09/13	2	\$225,000	\$320
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	\$248,500	\$347
642	03/26	3-6	\$225,000	\$350
866(856-25)	04/25	3-(6)	\$275,000	\$318
990(983-24)	05/24	3-(6)	N/A	N/A
1,044	06/23	3-6	N/A	N/A
917	07/22	3-6	\$321,000	\$350
700	08/10/19/21	3-6	\$255,000	\$364
704(700-11)	09/20/18/11	3-(6)	\$237,000	\$337
805	12/17	3-6	\$225,000	\$280
681	13/16	3-6	\$208,000	\$305
1,188	14/15	3-6	\$349,500	\$295
664	29/30	3-6	\$233,000	\$351
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	N/A	N/A
1,276	05/12	7	N/A	N/A
903	06/07/10/11	7	\$271,000	\$300
688	08/09	7	\$234,900	\$344
689	17/18	7	\$216,000	\$314
718	01/16	8-9	\$245,000	\$342
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	\$263,000	\$292
686	08/09	8-9	\$238,000	\$347
689	18/17	8-9	\$235,000	\$341
718	01/12	10-11	\$239,000	\$332
716	02/11	10-11	\$255,000	\$356
1,285	03/10	10-11	\$540,000	\$420
1,610	04/09	10-11	N/A	N/A
902	05/08	10-11	\$311,000	\$344
986	06/07	10-11	\$270,000	\$274
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

6 Sales - Third Quarter 2006

Square Feet	Floors	Unit	Current AVG Price	Current AVG Price PSF
530	5-15	08	\$181,500	\$342
675	1-4	1(04), (10)	\$180,000	\$267
650	5-15	07	\$194,000	\$298
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)	\$265,000	\$319
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	\$309,000	\$321
995	2-11	02	\$310,000	\$312
1,005	5-11	03	\$305,000	\$303
1,030	5-11	04	\$305,000	\$296
1,160	3-4	04	N/A	N/A
1,160	2-4	05	\$313,000	\$269
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	\$600,000	\$352
1,025	1-4	01	\$335,000	\$327
1,145	1-5	02	\$410,000	\$359

PLAYERS CLUB*

2067 LAKE SHORE BLVD W

5 Sales - Third Quarter 2006

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
620	01	4-9	\$194,000	\$312
762	04	3-5	\$215,000	\$282
955	09	3-11	\$300,000	\$314
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	\$472,500	\$273
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	N/A	N/A

<u>Townhouses</u>	
Square Feet	Average Price PSF
<u>All Townhouses</u>	
1,967	
1,877	
1,736	
1,579	
1,440	
1,554	
1,354	



NEWPORT BEACH

2111 Lake Shore Boulevard West

9 Sales - Third Quarter 2006

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	\$186,000	\$273 (273)
695 (696)	07	3-7	\$205,000	\$294 (294)
815 (805 -2ndFLR, 801)	09	2-7	\$215,000	\$263 (268)
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	\$335,000	\$265 (265)
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	\$328,500	\$256 (255)
1,575 (1,541)	02	8-16	\$394,900	\$250 (256)
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)	\$309,000	\$246 (246)
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	N/A	N/A

South Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	\$225,000	\$328 (325)
840 (830)	14	2-N/A	\$224,000	\$266 (269)
1,055 (1,032)	12	2-16	\$287,000	\$272 (278)
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	\$530,000	\$326 (329)
1,240 (1,218)	18	8-16	\$319,000	\$257 (261)
1,310 (1,313 - 8thFLR, 1,316)	17	8-16	\$379,900	\$290 (288)
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	\$181,000	\$255
704	12		\$183,500	\$260
Townhouses				
2,585 (2,595)			\$590,000	\$228 (227)
2,630 (2,637)			\$699,000	\$265 (265)
2,784			\$720,000	\$258
3,518				
3,557				

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, 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
9 Sales - Third Quarter 2006

Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
01	1,985	\$ 575,000	\$290
01	2,836	\$1,105,000	\$389
02	1,204	\$ 436,000	\$362
02	1,186	\$ 403,000	\$340
03	1,985	\$ 720,000	\$363
03	2,028	\$ 770,000	\$378
04	790	\$ 267,500	\$338
04	833	\$ 279,000	\$334
05	1,228	\$ 400,000	\$325
05	1,491	\$ 431,900	\$289
06	1,985	\$ 610,000	\$307
06	2,028	\$ 660,000	\$325
07	788	\$ 218,900	\$278
07	833	\$ 215,000	\$258
08	1,223	\$ 326,000	\$267
08	1,201	\$ 327,000	\$272
09	1,388	\$ 422,000	\$304
10	1,388	\$ 337,000	\$243
10	1,395	\$ 348,000	\$250
11	1,106	\$ 305,000	\$275
12	813	\$ 236,500	\$291
PENTHOUSES			
PH01	2,437	N/A	N/A
PH02	1,642	\$625,000	\$380
PH03	2,437	N/A	N/A
PH04	1,955	\$645,000	\$330
PH05	2,437	N/A	N/A
PH06	1,633	N/A	N/A
PH07	2,437	N/A	N/A
PH08	1,550	N/A	N/A



WATERFORD
2083, 2087, 2095
Lake Shore Boulevard W
11 Sales - Third Quarter 2006

Building A - 2095 Lake Shore

Size	Unit	Floors	Current AVG Price	Current AVG Price PSF
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	\$920,000	\$456
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	\$950,000	\$445
953	06/20	1-3	N/A	N/A
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	\$269,900	\$395
1,144	04	1-14	\$355,000	\$311
965	05	1-14	\$345,000	\$358

Building C - 2083 Lake Shore

750	08	1-17	\$258,000	\$344
595	09	1-17	\$223,900	\$376
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	\$233,000	\$327



GRAND HARBOUR
2285 Lake Shore Boulevard W
10 Sales - Third Quarter 2006

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
618	\$195,000	\$315
795	\$219,000	\$275
910	\$250,000	\$274
932	\$253,000	\$271
1,268	\$437,500	\$345
1,376	\$470,000	\$342
1,423	\$509,000	\$357
1,585	N/A	N/A
1,638	455,000	\$278
1,920	N/A	N/A
2,575	\$815,000	\$316
2,849	N/A	N/A
2,871	N/A	N/A



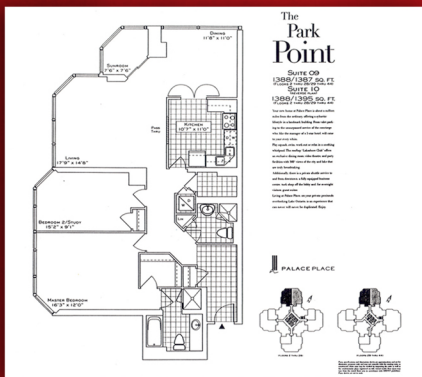
GRAND HARBOUR
2287 Lake Shore Boulevard W
2 Sales - Third Quarter 2006

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
700	\$215,000	\$308
817	\$206,000	\$252
919	\$217,000	\$237
932	\$305,000	\$327
1,156	\$322,500	\$279
1,219	\$300,000	\$246
1,371	\$370,000	\$270
1,467	\$394,250	\$269
1,538	\$475,000	\$308
1,618	\$450,000	\$278
1,721	N/A	N/A
3,300	\$1,425,000	\$431



GRAND HARBOUR
2289 Lake Shore Boulevard W
1 Sale - Third Quarter 2006

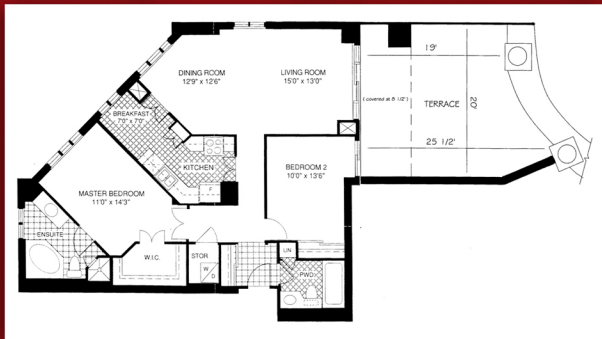
\$289 Per Square Foot



BUY ME!

Palace Place, 1 Palace Pier Court, Suite 4110

This property is a 2-bedroom, 1,395 square foot condominium residence, with a brilliant view of High Park, Grenadier Pond and the northern city skyline. Palace Place is one of the most prestigious and luxurious waterfront condominium residences in Canada. Palace Place features every conceivable amenity, including valet parking, security system, shuttle bus service and a world-class health club with squash, racquetball, sauna, indoor pool, recreation room, and a rooftop lounge. This suite is listed for sale at \$359,900. Contact Daiva Dalinda. 416.236.1871 or ddalinda@DalindaTeam.com



JUST SOLD!

Grand Harbour, 2285 Lake Shore BW, Suite 307

This property is a brilliant 2-bedroom, 1,268 square foot condominium residence, with a breathtaking 440 SF terrace. Grand Harbour is an architecturally renowned, luxuriously spectacular waterfront condominium residence that features a first class health club, pool, recreation room and resident lounge. This suite is listed for sale at \$369,900. Contact Daiva Dalinda. 416.236.1871 or ddalinda@DalindaTeam.com

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.

SOLD

Palace Place, 1 Palace Pier Court, Suite 3710

This property is a 2-bedroom, 1,395 square foot condominium residence. Vendor Rep.

SOLD

Palace Place, 1 Palace Pier Court, "05" Unit

This property is a breathtaking 2-bedroom, 1,228 square foot condominium residence, with water view. Purch Rep.

LEASED in 1 Week!

Palace Place, 1 Palace Pier Court, Suite 3010

This property is a 2-bedroom, 1,395 square foot suite with view of High Park, Grenadier Pond and the northern city skyline. Vendor Rep.

SOLD in 1 Week!

Newport Beach, 2111 Lake Shore Boulevard West, South Tower "16" Unit *

This property is a spacious 2-bedroom, 2-bathroom, 1,043 square foot suite with an awesome water view.

**Represented Vendor*

SOLD

Grand Harbour – 2287 Lake Shore Boulevard West *

This property is a 2-bedroom, 1,371 square foot suite with breathtaking water view.

**Represented Purchaser*

PARTNER



Ian R. Baird, CFP, Manager
Residential Mortgages

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

