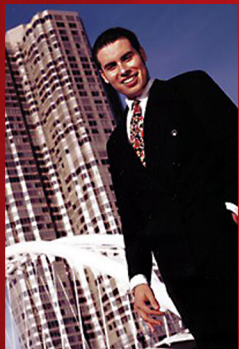


# CONDO MARKET INFO TORONTOSBESTCONDOS.COM



**LUKE DALINDA**  
SALES REPRESENTATIVE



**DAIVA DALINDA**  
ASSOCIATE BROKER

# THE DALINDA REPORT



**OCTOBER 2005**

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

**ROYAL LEPAGE**

**Royal LePage**  
Real Estate Services Ltd.  
3031 Bloor St. W  
Toronto, ON M8X 1C5  
Tel. 416.236.1871  
Fax 416.239.5493

[ldalinda@TorontosBestCondos.com](mailto:ldalinda@TorontosBestCondos.com)  
[ddalinda@TorontosBestCondos.com](mailto:ddalinda@TorontosBestCondos.com)  
Direct 416.725.7170

## FEATURES

**Market Info.....Page 1,2**

**Condo Price  
Charts.....Page 3,5**

**Listings.....Page 6**

### PRACTICE AREAS:

Humber Bay Shores  
Kingsway

### DAIVA DALINDA

For: Palace Place  
Grand Harbour  
Palace Pier  
[ddalinda@TorontosBestCondos.com](mailto:ddalinda@TorontosBestCondos.com)  
tel. 416.236.1871

### LUKE DALINDA

For: Newport Beach  
Waterford  
Grenadier Landing  
Players Club  
Nevis  
Waterview  
[ldalinda@TorontosBestCondos.com](mailto:ldalinda@TorontosBestCondos.com)  
tel. 416.236.1871/416.725.7170

## The fall market begins as September shatters previous record: More great news for Humber Bay Shores' Condos!

TORONTO – Wednesday, October 5, 2005.

The month of September had proved a record-breaking start for the beginning of Toronto's fall real estate resale market, which had resulted in continued record setting sales, as the Toronto Real Estate Board had reported 7,326 sales of single-family dwellings in September 2005.

Total sales were up 11% from the 6,588 sales that were recorded in September 2004 and down slightly by 2% from the 7,498 sales that were recorded in August 2005. Total sales were also up 8% from the 6,751 sales that had been recorded in September 2003, the previous September record.

The average price in September 2005 had increased 5% to \$338,267 from \$323,255 in August 2005. The median, the point at which there are an equal number of sales above and below, had risen to \$290,000 from \$285,000 in August. The nine-month cumulative average price was \$335,334 up 7% over 2004's nine-month average, while the 2004 year-end cumulative average price was \$315,231.

The number of active listings in September 2005 had increased to 22,860 from 22,374 in August 2005 and had decreased 6% from 24,293 in September 2004.

It should be noted that the fall market, especially September and October, is considered the second most active time of the year. Toronto Real Estate Board President, John Meehan had said, "If the fourth quarter market performs as well as the previous three months, there is a strong possibility that 2005 could end up as the best year ever".

The Toronto Real Estate Board's 7,326 single-family dwelling sales, which had been reported throughout the Toronto area, had totaled \$2,478,147,586 and had averaged \$338,267. The 28 west districts had totaled 2,809 sales (7,326 in total) and had averaged \$318,392.

Condominium apartment sales in the west district that represents Humber Bay Shores had decreased to 44 sales in September 2005 from 45 sales in August 2005. The average condominium price in this district had totaled \$295,873, which had dropped from \$314,078 in August 2005, while the median price had equaled \$248,500, up from \$247,900 in August 2005. As a Dalinda Report flashback, the average price for Humber Bay Shores in September 1999 had been \$229,391. As for Condo Townhouses, there were 6 sales in this district in September 2005, which had averaged \$362,750.

As the fall market progresses, 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. 2005 should prove another record year!

This article is written by Luke Dalinda.

All statistics have been provided by the Toronto Real Estate Board.

©2005, The Dalinda Report.

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@TorontosBestCondos.com](mailto:dalinda@TorontosBestCondos.com).*



## PALACE PLACE

### 1 Palace Pier Court

Unit	Square Feet	Flashback Average 1998 Prices	2-Year Cumulative Average Prices	Current AVG Prices	Current AVG Prices PSF
01	1,985	\$382,670	\$529,800	\$ 575,000	\$290
01	2,836	\$690,000	\$958,333	\$1,105,000	\$389
02	1,204	\$318,500	\$394,380	\$ 436,000	\$362
02	1,186	\$326,000	\$399,333	\$ 400,000	\$337
03	1,985	\$475,000	\$663,000	\$ 709,000	\$357
03	2,028	\$522,500	\$694,700	\$ 770,000	\$378
04	790	\$182,400	\$256,290	\$ 267,500	\$338
04	833	\$192,400	\$271,625	\$ 279,000	\$334
05	1,228	\$271,250	\$355,200	\$ 382,000	\$311
05	1,491	\$302,500	\$423,580	\$ 431,900	\$289
06	1,985	\$414,670	\$526,000	\$ 550,000	\$277
06	2,028	\$420,500	\$550,000	\$ 590,000	\$290
07	788	\$169,166	\$202,036	\$ 215,000	\$272
07	833	\$166,750	\$211,571	\$ 215,000	\$258
08	1,223	\$243,833	\$294,987	\$ 320,000	\$261
08	1,201	\$225,317	\$298,000	\$ 327,000	\$272
09	1,388	\$250,000	\$358,772	\$ 422,000	\$304
10	1,388	\$260,833	\$295,562	\$ 319,000	\$229
10	1,395	\$272,500	\$316,900	\$ 330,000	\$236
11	1,106	\$205,600	\$263,250	\$ 305,000	\$275
12	813	\$165,500	\$213,203	\$ 224,000	\$275

#### PENTHOUSES

PH01	2,437			N/A	N/A
PH02	1,642			\$625,000	\$380
PH03	2,437			N/A	N/A
PH04	1,955			\$569,000	\$291
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

Please remember that our personal market evaluation of your suite would probably yield a higher more aggressive price than those prices that have been noted herein, which have been based on sales. Prices have been approximated and 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. The Dalinda Report has tracked, compiled and written market data for Palace Place since 1997, for additional information contact, Idalinda@TorontosBestCondos.com. This price chart report is written by The Dalinda Report, © 1997 to 2005. ddalinda@TorontosBestCondos.com.

## WATERFORD

### 2083, 2087, 2095 Lake Shore Boulevard W

#### 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	\$1,400,000	\$489
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	\$246,000	\$413
595	04/NA	NA-15	N/A	N/A
682	03	1-14	\$252,000	\$370
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	N/A	N/A
965	10	1-16	N/A	N/A
1,144	11	1-16	\$421,000	\$369
682	12	1-16	N/A	N/A
656	13	1-16	\$231,000	\$352
712	14	1-17	\$233,000	\$327

Please remember that our personal market evaluation of your suite would probably yield a higher more aggressive price than those prices that have been noted herein, which have been based on sales. Prices have been approximated and 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. The Dalinda Report has tracked, compiled and written market data for Waterford since 2005, for additional information contact, Idalinda@TorontosBestCondos.com. This price chart report is written by The Dalinda Report, ©2005. ddalinda@TorontosBestCondos.com.

## GRAND HARBOUR

### 2285 Lake Shore Boulevard W

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
618	\$192,000	\$310
795	\$219,000	\$275
910	\$246,000	\$270
932	\$252,000	\$270
1,268	\$437,500	\$345
1,376	\$457,000	\$332
1,423	\$450,000	\$316
1,585	N/A	N/A
1,638	455,000	\$278
1,920	N/A	N/A
2,575	N/A	N/A
2,849	N/A	N/A
2,871	N/A	N/A

## GRAND HARBOUR

### 2287 Lake Shore Boulevard W

Square Feet	Current AVG Price	Current AVG Price Per Square Foot
700	\$184,000	\$262
817	\$206,000	\$252
919	N/A	N/A
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

Please remember that our personal market evaluation of your suite would probably yield a higher more aggressive price than those prices that have been noted herein, which have been based on sales. Prices have been approximated and 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. The Dalinda Report has tracked, compiled and written market data for Grand Harbour since 2000, for additional information contact, Idalinda@TorontosBestCondos.com. This price chart report is written by The Dalinda Report, © 2000 to 2005. ddalinda@TorontosBestCondos.com.



## GRENADIER LANDING 5 MARINE PARADE DRIVE

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	N/A	N/A
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	N/A	N/A
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	N/A	N/A
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	\$235,000	\$327
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	\$307,000	\$335
700	08/10/19/21	3-6	\$240,000	\$342
704(700-11)	09/20/18/11	3-(6)	\$234,000	\$323
805	12/17	3-6	\$225,000	\$280
681	13/16	3-6	\$189,000	\$278
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	N/A	N/A
689	17/18	7	\$216,000	\$314
718	01/16	8-9	N/A	N/A
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	\$275,000	\$304
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

\* Please remember that our personal market evaluation of your suite would probably yield a higher more aggressive price than those prices that have been noted herein, which have been based on sales. Please call for a complimentary and confidential evaluation. Prices have been approximated and 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 final plans. PSF = Per Square Foot, N/A = Not Available, call for evaluation. The Dalinda Report has tracked, compiled and written market data for Grenadier Landing since 2005, for additional information contact, [ldalinda@TorontosBestCondos.com](mailto:ldalinda@TorontosBestCondos.com). This price chart report is written by The Dalinda Report, ©2005. [ddalinda@TorontosBestCondos.com](mailto:ddalinda@TorontosBestCondos.com).

## NEVIS\* 80-88 PALACE PIER COURT

## PLAYERS CLUB\* 2067 LAKE SHORE BLVD W

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	\$203,000	\$280
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)	\$250,000	\$273
955	1-4	1(06), 2-4(12)	N/A	N/A
960	1-11	01	\$270,000	\$281
995	2-11	02	\$310,000	\$312
1,005	5-11	04	\$282,500	\$281
1,030	5-11	03	\$300,000	\$291
1,160	3-4	04	N/A	N/A
1,160	2-4	05	\$270,000	\$233
1,155	12-15	04	\$338,900	\$294
1,300	2-4	09	N/A	N/A
1,370	2-N/A	04	N/A	N/A
1,295	12-15	01	\$372,500	\$288
1,365	12-15	03	N/A	N/A
1,385	12-15	02	N/A	N/A
<u>Villa</u>				
1,425	1-5	04	\$500,000	\$351
1,440	1-5	05	\$515,000	\$358
1,485	1-5	06	\$489,900	\$330
1,705	1-5	03	\$520,000	\$305
1,025	1-4	01	\$318,000	\$310
1,145	1-5	02	N/A	N/A

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	\$322,549	\$185
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>				
<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				



## NEWPORT BEACH

### 2111 Lake Shore Boulevard West

**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.

#### Housing Market Indicators

August 2004 August 2005 %Change

Sales	6,743	7,498	(+11%)
New Listings	11,754	12,675	(+8%)
Active Listings*	22,204	22,374	(+1%)

\* All figures for single-family dwellings.

#### UNDERSTANDING MARKET CONDITIONS

MARKET CONDITIONS	CHARACTERISTICS	IMPLICATIONS
<b>Buyer's Market:</b> 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.
<b>Seller's Market:</b> 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.
<b>Balanced Market:</b> 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.

#### Price Category Breakdown - August 2005

Price Range	Total S.F.D	%S.F.D	Condo	Apt	%Condo	Apt	Condo T.H.	%Condo T.H.
- \$90,000	17	0.2	5	0.3	3	0.4		
\$90,001 - \$100,000	17	0.2	9	0.6	7	1.0		
\$100,001 - \$110,000	28	0.4	18	1.1	4	0.6		
\$110,001 - \$120,000	22	0.3	16	1.0	3	0.4		
\$120,001 - \$130,000	57	0.8	45	2.7	7	1.0		
\$130,001 - \$140,000	81	1.1	51	3.2	20	2.8		
\$140,001 - \$150,000	110	1.5	74	4.6	20	2.8		
\$150,001 - \$160,000	183	2.4	118	7.4	34	4.7		
\$160,001 - \$170,000	212	2.8	124	7.8	42	5.8		
\$170,001 - \$180,000	210	2.8	119	7.5	47	6.5		
\$180,001 - \$190,000	230	3.1	143	9.0	31	4.3		
\$190,001 - \$200,000	201	2.7	88	5.5	42	5.8		
\$200,001 - \$225,000	612	8.2	229	14.4	142	19.6		
\$225,001 - \$250,000	753	10.0	192	12.1	104	14.3		
\$250,001 - \$300,000	1,486	19.8	164	10.3	129	17.8		
\$300,001 - \$400,000	1,860	24.8	120	7.5	62	8.6		
\$400,001 - \$500,000	750	10.1	40	2.5	17	2.3		
\$500,001 - \$750,000	466	6.2	28	1.8	8	1.1		
\$750,001 - \$1,000,000	110	1.5	7	0.4	2	0.3		
\$1,000,001 - \$1,500,000	58	0.8	3	0.2	1	0.1		
\$1,500,001 -	28	0.4	2	0.1	-	-		
<b>Total:</b>	<b>100</b>	<b>7,498</b>	<b>100</b>	<b>1,593</b>	<b>100</b>	<b>725</b>	<b>100</b>	

North Tower					
Square Feet	Unit	Floors	Flashback 2001 Prices	Current AVG Prices	Current AVG Price PSF
665 (672)	11	2-16	\$175,000	\$215,000	\$323 (319)
665 (672, 675-7thFLR)	01	2-7	\$175,000	\$205,000	\$308 (305)
680 (679)	10	2-7	\$174,000	\$186,000	\$273 (273)
695 (696)	07	3-7	N/A	\$205,000	\$294 (294)
815 (805 -2ndFLR, 801)	09	2-7	\$175,000	\$215,000	\$263 (268)
960 (962)	05	3-7	N/A	N/A	N/A
1,025 (1,028)	08	2-7	N/A	\$262,000	\$255 (254)
1,045 (1,045)	06	3-16	\$294,000	\$315,000	\$301 (301)
1,260 (1,261)	03	2-7	N/A	\$335,000	\$265 (265)
1,330 (1,323 -2ndFLR, 1,316)	02	2-7	N/A	\$329,500	\$247 (250)
1,190 (1,165)	09	8-16	\$264,000	\$264,000	\$221 (226)
1,280 (1,285)	08	8-16	N/A	\$328,500	\$256 (255)
1,575 (1,541)	02	8-16	N/A	\$394,900	\$250 (256)
1,580 (1,595)	03	8-16	\$435,000	\$403,000	\$255 (252)
850 (858)	03	1-N/A	N/A	N/A	N/A
1,255 (1,256)	05	1-2 (2-storey)	N/A	\$309,000	\$246 (246)
1,365 (1,366)	06	1-2 (2-storey)	\$360,000	\$360,000	\$263 (263)
1,475 (1,478)	07	1-2 (2-storey)	N/A	\$322,500	\$218 (218)
1,500 (1,496)	08	1-2 (2-storey)	N/A	N/A	N/A
1,225 (1,220)	09	17-18, LPH, PH	N/A	\$320,000	\$261 (262)
1,440 (1,595)	08	17-18, LPH, PH	\$435,000	\$430,000	\$298 (269)
1,795 (1,774)	02	17-18, LPH, PH	N/A	N/A	N/A
2,260 (2,264)	03	17-18, LPH, PH	\$619,000	N/A	N/A

#### South Tower

Square Feet	Unit	Floors	Flashback 2001 Prices	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	\$205,000	\$225,000	\$328 (325)
840 (830)	14	2-N/A	N/A	\$224,000	\$266 (269)
1,055 (1,032)	12	2-16	N/A	\$287,000	\$272 (278)
1,052	17	3-7		\$311,000	\$295
1,075 (1,071 -2ndFLR, 1,066)	19	2-7	N/A	\$249,000	\$231 (233)
1,400 (1,401)	18	2-7	\$345,000	\$360,000	\$257 (257)
1,045 (1,043)	16	3-16	\$297,000	\$365,000	\$350 (350)
1,610 (1,549 -7thFLR, 1,580)	15	3-16	\$573,000	\$573,000	\$355 (362)
1,625 (1,614 -3rd,5th,6th, 1,617 - 7th, 1,609)	14	3-16	N/A	\$530,000	\$326 (329)
1,240 (1,218)	18	8-16	\$299,000	\$319,000	\$257 (261)
1,310 (1,313 - 8thFLR, 1,316)	17	8-16	N/A	\$379,900	\$290 (288)
1,240 (1,256)	18	1-2 (2-storey)	N/A	\$380,000	\$306 (302)
1,340 (1,368)	19	1-2 (2-storey)	N/A	\$332,000	\$247 (242)
1,420 (1,430)	20	1-2 (2-storey)	N/A	\$340,000	\$239 (237)
1,425 (1,406)	21	1-2 (2-storey)	N/A	\$367,500	\$257 (261)
1,420 (1,394 - 17-LPH, 1,400 PH)	17	17-18, LPH, PH	N/A	N/A	N/A
1,845 (1,822 - 17-LPH, 2,086 PH)	18	17-18, LPH, PH	N/A	N/A	N/A
2,225 (2,195)	15	17-18, LPH, PH	N/A	\$835,000	\$375 (380)
2,275 (2,257)	19	17-18, LPH, PH	\$730,000	\$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		

Please remember that our personal market evaluation of your suite would probably yield a higher more aggressive price than those prices that have been noted herein, which have been based on sales. Please note that there has been little turnover at Newport Beach in comparison to other condominiums, indicative of well-satisfied owners, strong management and a great sign to buyers. Because of this, please remember that our personal market evaluation of your suite would probably yield a higher more aggressive price than those prices that have been noted herein, which have been based on sales. Please call for a complimentary and confidential evaluation.

Prices have been approximated and 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. Square Feet = as was advertised by Builder, winter 1999 (Square Feet = Architect's Final, June 1999) PSF = Per Square Foot, N/A = Not Available, call for evaluation. The Dalinda Report has tracked, compiled and written market data for Newport Beach since 2001, for additional information contact, [ldalinda@TorontosBestCondos.com](mailto:ldalinda@TorontosBestCondos.com). This price chart report is written by The Dalinda Report, © 2001 to 2005. [ddalinda@TorontosBestCondos.com](mailto:ddalinda@TorontosBestCondos.com).





## JUST LISTED! Call Today to Tour This Awesome Condo Opportunity

### Newport Beach

#### 2111 Lake Shore Boulevard West, Suite 1216 – South Tower Exclusive!

This suite is a spacious 2-bedroom, 2-bathroom, 1,043 square foot suite with a breathtaking water view. Special features include brand new, top of the line, stainless steel appliances and a walkout to balcony, a brilliant use of space! This suite is for sale at \$329,900. Newport Beach is a striking luxury condominium residence consisting of two 17-storey towers and twenty-three ultra-luxurious waterfront townhouses. Newport Beach features a first-class gym, 24-hour concierge, guest suites, media and event rooms.



Call now to tour this exclusive opportunity or  
send an email for more information!  
tel. 416-236-1871  
email [ddalinda@TorontosBestCondos.com](mailto:ddalinda@TorontosBestCondos.com).



### BUY, SELL OR LEASE USING OUR ULTIMATE CONDOMINIUM SERVICES.

**CALL TODAY FOR YOUR COMPLIMENTARY &  
CONFIDENTIAL MARKET EVALUATION**  
**[Idalinda@TorontosBestCondos.com](mailto:Idalinda@TorontosBestCondos.com) 416-236-1871**  
**[ddalinda@TorontosBestCondos.com](mailto:ddalinda@TorontosBestCondos.com)**  
**Royal LePage Real Estate Services Ltd., Broker**

## PARTNERS



**Ian R. Baird, CFP, Manager**  
**Residential Mortgages**

**TD Canada Trust**  
**2972 Bloor Street W**  
**tel. 416.892.3796**  
**email [ian.baird@td.com](mailto:ian.baird@td.com)**

### **TORONTOLEGALHELP.com**

Expert paralegal services, including:

- Landlord/Tenant matters
- Small Claims Court
- Traffic Tickets, and more

**Call 416.201.8882**