



LUKE DALINDA
SALES REPRESENTATIVE



DAIVA DALINDA
ASSOCIATE BROKER

THE DALINDA REPORT



SEPTEMBER 2005

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

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FEATURES

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PRACTICE AREAS:

Humber Bay Shores
Kingsway

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A Strong Summer Drives an Active Fall: Great news for Humber Bay Shores Condos!

The month of August had proved very active for Toronto's real estate resale market, which had resulted in record-breaking sales, as the Toronto Real Estate Board had reported 7,498 sales of single-family dwellings in August 2005.

Total sales were up 11% from the 6,743 sales that were recorded in August 2004, the previous August record, and up 2% from the 7,387 sales that were recorded in July 2005.

The average price in August 2005 had increased 7% to \$323,255 from \$304,509 in August 2004 and had decreased marginally from the average price in July 2005 of \$326,034. The median, the point at which there are an equal number of sales above and below, had risen 5% to \$285,000 from \$270,000 in August 2004. The eight-month cumulative average price was \$335,021, while the 2004 year-end cumulative average price was \$315,231.

The number of active listings in August 2005 had decreased to 22,374 from 22,512 in July 2005 and had increased 1% from 22,204 in August 2004.

It should be noted that the summer season, especially August, is considered the slowest time of the year in terms of market activity. Toronto Real Estate Board President, John Meehan had said, "It is unusual that sales should pick up in the late summer and signals an active fall market ahead".

The Toronto Real Estate Board's 7,498 single-family dwelling sales, which had been reported throughout the Toronto area, had totaled \$2,423,763,211 and had averaged \$323,255. The 29 west districts had totaled 2,941 sales (7,498 in total) and had averaged \$303,042.

Condominium apartment sales in the west district that represents Humber Bay Shores had decreased to 45 sales in August 2005 from 52 sales in July 2005. The average condominium price in this district had equaled \$314,078 for

August 2005, down from \$335,204 in July 2005, while the median price had equaled \$247,900, down from \$254,500 in July 2005. As a Dalinda Report flashback, the average price for Humber Bay Shores in December 1998 and 1999 had been \$228,493 and \$242,279 respectively. As for Condo Townhouses, there were 10 sales in this district in August 2005, which had averaged \$376,640.

With respect to Condominium Sales, the Toronto Real Estate Board President had said, "While some have suggested that the condo-building boom of the late 1990s would lead to an oversupply, first-time buyers and others looking for affordable housing options continue to snap up these offerings once they hit the resale market. Condominium apartments now make up over 20 per cent of the homes sold through MLS; add townhouses to the mix, and the figure is close to 30 per cent."

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 a treacherous 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.

This article is written by Luke Dalinda.
All statistics have been provided by the Toronto Real Estate Board.
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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.

PALACE PLACE

1 Palace Pier Court

WATERFORD

2083, 2087, 2095 Lake Shore Boulevard W

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	\$ 213,500	\$270
07	833	\$166,750	\$211,571	\$ 215,000	\$258
08	1,223	\$243,833	\$294,987	\$ 310,000	\$253
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.

Building A			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	\$1,400,000	\$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				
750	01/07	2-14	\$269,500	\$360
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				
750	08	1-17	N/A	N/A
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

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GRAND HARBOUR

2285 Lake Shore Boulevard W

GRAND HARBOUR

2287 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

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

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GRENADIER LANDING 5 MARINE PARADE DRIVE

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
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	\$199,900	\$302
815	01/21	2	N/A	N/A
866	02/20	2	\$277,000	\$320
990	03/19	2	N/A	N/A
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	\$234,500	\$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	\$233,500	\$334
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	N/A	N/A
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

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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	\$178,000	\$335
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	N/A	N/A
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>		
1,967		\$260		
1,877		\$260		
1,736		\$260		
1,579		\$260		
1,440		\$260		
1,554		\$260		
1,354		\$260		

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 \$24.00 and \$30.00 gross per square foot per year. 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
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.

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	43	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	-	-	
Total:	100	7,498	100	1,593	100	725	100

North Tower – 110 Luxury Condominium Residences, 17-storey

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	\$300,000	\$287 (287)
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	N/A	N/A
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 – 112 Luxury Condominium Residences, 17-storey

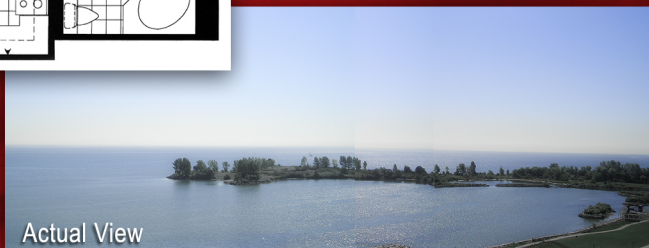
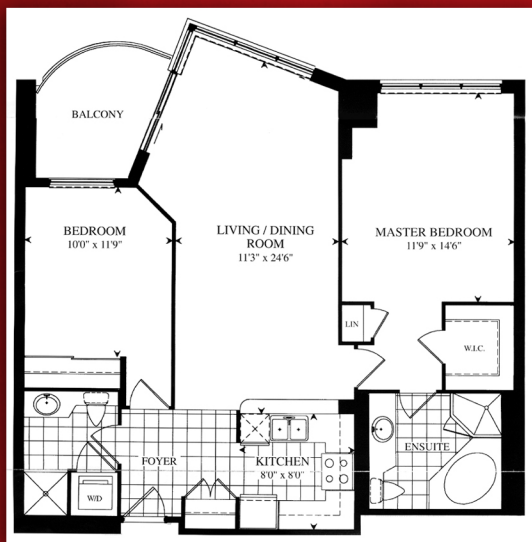
Square Feet	Unit	Floors	Flashback 2001 Prices	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	\$205,000	\$225,000	\$328 (325)
840 (830)	14	2-N/A	N/A	\$224,000	\$266 (269)
1,055 (1,032)	12	2-16	N/A	\$287,000	\$272 (278)
1,052	17	3-7		\$311,000	\$295
1,075 (1,071 -2ndFLR, 1,066)	19	2-7	N/A	\$249,000	\$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. This price chart report is written by The Dalinda Report, © 2001 to 2005. ddalinda@TorontosBestCondos.com.



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