



LUKE DALINDA
SALES REPRESENTATIVE
& VICE PRESIDENT OF PALACE PLACE (MTCC 1053)
TOP 3% IN CANADA* THE #1 TOP SELLING REALTOR AT PALACE PLACE

THE DALINDA REPORT

Est. 1997

SEPTEMBER 2014

THE ORIGINAL
PALACE PLACE REPORT
AND PRICE CHART

PALACE PLACE MARKET REPORT



IF YOU ARE PRICED RIGHT, IT IS A SELLERS' MARKET AGAIN!

TORONTO - Thursday, September 4, 2014

AUGUST 2014

The month of August had proved exceptionally strong for Toronto's real estate resale market, which had resulted in reignited record-setting sales, as the Toronto Real Estate Board had reported 7,600 sales of single-family dwellings in August 2014.

Total sales were up by 2.8% from the 7,391 sales that had been recorded in August 2013, and total sales had decreased by 19.6% from the historic 9,198 sales that had been recorded in July 2014.

THE AUGUST AVERAGE PRICE HAD INCREASED BY 8.9%.

The average price in August 2014 had decreased by 0.7% to \$546,303 from \$550,700 in July 2014. The August 2014 average price had increased by 8.9% from the August 2013 average price of \$501,677. The 2013 year-end cumulative average price had totaled \$523,043.

Looking just at the City of Toronto, the average price for a detached home had been \$902,428, while the average price for a condominium apartment had totaled \$370,899.

ACTIVE LISTINGS HAD DECREASED BY 8.5%.

The number of active listings in August 2014 had decreased by 8.5% to 17,882 from the 19,549 active listings in July 2014 and had decreased by 4.8% from the 18,788 active listings in August 2013.

THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED \$366,746.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 58 sales in August 2014 from 73 sales in July 2014. The average condominium price in this district had totaled \$366,746 in August 2014, which had decreased by 3.3% from \$379,344 in July 2014, while the median price in August 2014 had equaled \$337,500, which had been down from \$345,000 in July 2014.

THE TORONTO STAR NAMES
LUKE DALINDA AS ONE OF
TORONTO'S TOP MARKETERS!

TORONTO STAR



PALACE PLACE

Palace Place had experienced a strong period from June 1, 2014 to September 4, 2014, as total sales had increased marginally from 8 sales in 2013 to 9 sales in 2014. While sales are strong, it is critical to note that the record prices that had been experienced from 2010 to 2013 are not being achieved in 2014. This is best attributed to the increase in new inventory from condos like Nautilus, 16 Brookers Lane.

From January 2014 until September 4, 2014, there had been 329 sales of condominium units that had been sold for under \$450,000 in the Humber Bay Shores area. During this time, there had only been 89 sales of condominium units that had been sold for above the \$450,000 price point. Of that amount, there had only been 38 sales of condominium units that had been sold for between \$500,000 and \$600,000. Of those, 10 sales were from Palace Place. Finally, since January 2014, there had only been 22 sales of condominium units that had been sold for above \$700,000. Of those, only 3 sales were from Palace Place.

Traditionally, Palace Place has stood on its own with the introduction of new condo buildings into the marketplace. While Nautilus is definitely not Palace Place, it is a very modern, brand new condo that offers great views and balconies. Palace Place has experienced a challenge in competing with this "new factor". What buyers fail to consider when infatuated with these "new" condos are construction, window wall construction versus curtain wall construction, financial health of the condo corporation, special assessments, what the fees include, what are the fees per square foot in comparison, etcetera. The "new" factor of a condo is lost within 5-years. Buyers need to consider these facts carefully, but, unfortunately, they are given comparisons of all things being equal.

This fall will see even more new inventory come on the market, and a lot more is scheduled for 2015. It will take hard work and passion to keep the incredible value proposition of Palace Place at the forefront. I continue to seek innovative solutions to attract buyers to your suite. I truly believe that Palace Place is the best-built building in Toronto and one of the city's foremost residential opportunities. As always, I am honored to be considered for your real estate needs. Thank you for your time.



ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Brokerage (The company-owned brokerage firm)
3031 Bloor Street West, Toronto ON M8X 1C5

Tel. 416.725.7170 Fax. 416.239.5493 ldalinda@Dalinda.net



THE DALINDA REPORT IS A MONTHLY REVIEW OF CURRENT REAL ESTATE MARKET TRENDS

* 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. 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.

This is not intended to solicit clients that are under contract with a brokerage. This report is sent out monthly. For regular delivery, send an email, with request, to ldalinda@Dalinda.net. 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. If you wish to be removed from this mailing list, please have an email written and sent, with your request, to the following email address, ldalinda@Dalinda.net. Please note that this report is also sent by the unaddressed ad mail service of Canada Post, over which we have no control.

LUKE DALINDA PRESENTS PALACE PLACE

PALACEPLACE.DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 306

FOR SALE AT: \$795,000



Lush surroundings & brand new hardwood floors!

Suite 306 is a magnificent condominium residence, with approximately 1,985 square feet of living space and beautiful views of the lake and the lush surroundings.

ONE OF TORONTO'S TOP REAL ESTATE MARKETERS

Real Estate Marketers H1 2014

DIAMOND LEVEL
Real Estate Marketers

 **Lenard H. Lind**
416-410-8223
L.H. Lind Realty Inc., Brokerage

 **Robert Nimmo**
416-236-1871 ext 350
Royal LePage Real Estate Services Ltd., Brokerage

PLATINUM LEVEL
Real Estate Marketers

 **Daiva & Luke Dalinda**
416-236-1871
Royal LePage Real Estate Services Ltd., Brokerage

 **Les Wallace**
416-567-4225
RE/MAX Lepage Inc., Brokerage

 **Christine Simpson**
416-236-1871
Royal LePage Real Estate Services Ltd., Brokerage

 **Shahid Perver**
416-521-2228
RE/MAX Real Estate Inc., Brokerage

 **Nick Pavlov**
416-769-1616
RE/MAX Real Estate Inc., Brokerage

TORONTO STAR
thestar.com

DIAMOND AND PLATINUM LEVEL REAL ESTATE MARKETERS ARE ASSIGNED ACCORDING TO THE VOLUME OF ADVERTISING IN THE TORONTO STAR OVER A SIX MONTH PERIOD

IF YOU ARE CONSIDERING A SALE, PLEASE GIVE ME A CALL FOR A QUICK, COMPLIMENTARY, & CONFIDENTIAL MARKET EVALUATION.

ACHIEVE YOUR GOALS, AND GET THE DEAL DONE!

LDALINDA@DALINDA.NET • 416-725-7170

TESTIMONIAL

September 5, 2014

To Whom It May Concern:

Luke Dalinda has represented my last three real estate transactions at Palace Place.

That I continue to use Luke's services is the best testimonial that I could provide.

Luke is the best at what he does, and he represents Palace Place passionately and to the highest standard of luxury living.

You should use Luke too. He will exceed your expectations.

Radi Jelenic

For more testimonials, please visit <http://palaceplace.dalinda.net>

PALACE PLACE, 1 PALACE PIER COURT
9 SALES - JUNE 1 TO SEPTEMBER 4, 2014

UNIT	SQUARE FEET	CURRENT AVG PRICES	CURRENT AVG PRICES PSF
01	1,985	\$ 855,000	\$431
01	2,836	\$1,150,000	\$405
02	1,204	\$ 552,000	\$459
02	1,186	\$ 580,000	\$489
03	1,985	\$ 950,000	\$478
03	2,028	\$ 960,000	\$473
04	790	\$ 350,000	\$443
04	833	\$ 349,900	\$420
05	1,228	\$ 534,000	\$435
05	1,491	\$ 620,000	\$416
06	1,985	\$ 869,000	\$437
06	2,028	\$ 928,000	\$457
07	788	\$ 313,000	\$397
07	833	\$ 329,900	\$396
08	1,223	\$ 547,000	\$447
08	1,201	\$ 445,000	\$370
09	1,388	\$ 565,000	\$407
10	1,388	\$ 489,000	\$352
10	1,395	\$ 512,500	\$367
11	1,106	\$ 383,000	\$346
12	813	\$ 320,000	\$394

PENTHOUSES

PH01	2,437	\$ 1,255,000	\$515
PH02	1,642	\$ 625,000	\$380
PH03	2,437	\$1,250,000	\$512
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	\$530,000	\$342

LUKE DALINDA'S 2014 PALACE PLACE SALES

SUITE 4306*	JUST SOLD	\$895,000
SUITE 2802****	JUST SOLD	\$540,000
SUITE 1505*	JUST LEASED	\$2,650/MO.
SUITE 906*	JUST LEASED	\$3,800/MO.
SUITE 2906*	JUST LEASED	\$4,650/MO.

2013	
SUITE 3906*	SOLD
SUITE 1211*	SOLD
SUITE 4305*	SOLD
SUITE 602*	SOLD
SUITE 3410*	SOLD
SUITE 406*	SOLD
SUITE 4601*	SOLD

* SELLER REP. ** BUYER REP **** BUYER & SELLER REP



ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Brokerage (The company-owned brokerage firm)
3031 Bloor Street West, Toronto ON M8X 1C5

Luke Dalinda, Sales Representative Tel. 416.725.7170 ldalinda@dalinda.net



GET THE DEAL DONE WITH THE #1 TOP SELLING REALTOR AT PALACE PLACE!*

* Such achievement has been based on the number of sales that had been sold from 2010 to 2013 from TREB MLS data.

* This is not intended to solicit clients that are under contract with a brokerage.