



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

# THE DALINDA REPORT

Est. 1997

SEPTEMBER 2015

THE ORIGINAL  
PALACE PLACE REPORT  
AND PRICE CHART

## BIDDING WARS RETURN TO PALACE PLACE!



TORONTO – Friday, September 4, 2015

### AUGUST 2015

The month of August had proved remarkably strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 7,998 sales of single-family dwellings in August 2015.

Total sales were up by 5.7% from the 7,568 sales that had been recorded in August 2014, and total sales had decreased by 23.4% from the historic 9,880 sales that had been recorded in July 2015.

### THE AUGUST AVERAGE PRICE HAD INCREASED TO \$602,607.

The average price in August 2015 had decreased by 1% to \$602,607 from \$609,236 in July 2015. The August 2015 average price had increased by 10.3% from the August 2014 average price of \$546,482. The 2014 year-end cumulative average price had totaled \$566,696. Looking just at the City of Toronto, the average price for a detached home had been \$1,017,652, while the average price for a condominium apartment had totaled \$406,587.

### ACTIVE LISTINGS HAD DECREASED BY 4%.

The number of active listings in August 2015 had decreased by 4% to 15,997 from the 16,673 active listings in July 2015 and had decreased by 10.5% from the 17,882 active listings in August 2014.

### THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED \$441,628.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 76 sales in August 2015 from 70 sales in July 2015. The average condominium price in this district had totaled \$441,628 in August 2015, which had increased by 17.7% from \$375,194 in July 2015, while the median price in August 2015 had equaled \$379,500, which had been up from \$335,500 in July 2015.

### PALACE PLACE

Palace Place had experienced a strong period from June 1, 2015 to September 4, 2015, as total sales had increased marginally from 9 sales in 2014 to 10 sales in 2015.

### PALACE PLACE (CONT'D)

This summer saw the return of bidding wars and great record prices at Palace Place.

I had sold Suite 1205 for \$560,000, or \$456 per square foot, by having represented the seller. I had sold Suite 1612 for \$355,000 by having represented the buyers and sellers. I had sold Suite 906 for \$880,000 by having represented the seller. To find out how you can attract a bidding war for your suite too, please call me.

From January 1, 2015 to September 4, 2015, the average price per square foot for Palace Place had been \$425, which had been up from \$405 in 2014, and a dramatic rise of 14.5% from \$371 in 2012 (2012 had marked the beginning of major improvements at Palace Place).

### Where is the market?

So far this year, there had been 322 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 121 sales of condominium units that had been sold for above the \$450,000 price point. Of that amount, there had only been 37 sales of condominium units that had been sold for between \$500,000 and \$600,000. Of those, only 4 sales were from Palace Place.

Finally, since January 2015, there had only been 28 sales of condominium units that had been sold for above \$700,000. Of those, only 5 sales were from Palace Place.

To continue to elevate our price per square foot, we must be sure to do everything possible to make our suites presentable. Palace Place has been long known for its luxury standard, but we need to ensure that our suites live up to that standard too! It is for this reason that I am now offering clients free staging consultation and basic suite repair services as an addition to my already extensive list of listing service offerings.

As an owner at Palace Place and the longest serving realtor, I am highly motivated to achieve record prices. I am on-site and on-call 24/7. I am the only Palace Place realtor that has been recognized as one of the top advertisers in The Toronto Star, and I have advertised the most in The Globe & Mail. Add my website, homes and condos newsletters, Google, and other strategic initiatives, and you will quickly discover why I get the deal done!

As always, I am honored to be considered for your real estate needs. Thank you for your time.



### ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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](mailto: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](mailto: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

TOP 1% IN CANADA\*

PALACEPLACE.DALINDA.NET

## PALACE PLACE, 1 PALACE PIER COURT, SUITE 2306

FOR SALE AT: \$888,000



**Totally renovated! A must see!**

Suite 2306 is a magnificent condominium residence, with approximately 1,985 square feet of living space and enchanting views of Lake Ontario, the city, and the Humber Bay Shores parkland.

## PALACE PLACE, 1 PALACE PIER COURT, SUITE 2007

FOR SALE AT: \$339,000



Suite 2007 is a spacious, sought-after condominium residence, with approximately 788 square feet of living space and beautiful sunset views.

## PALACE PLACE PHOTO OF THE MONTH!



Whether it is one of our forever views or a recent renovation, send in your pic. If selected to be featured in the next issue, you will win a \$250 gift certificate! Let's show the world what makes Palace Place so special! Be sure to follow me on Instagram! [LDALINDA@DALINDA.NET](mailto:LDALINDA@DALINDA.NET)

## PALACE PLACE PARKING SPOTS FOR SALE

P1 34	\$31,500
P2 155	\$29,500
P3 25	\$21,000
P3 26	\$21,000

TEL: 416-725-7170  
[LDALINDA@DALINDA.NET](mailto:LDALINDA@DALINDA.NET)

## TESTIMONIAL

May 29, 2015

Luke is a dedicated professional agent whose Palace Place/Humber Shore knowledge and insights have surpassed all of our expectations. Furthermore, he is a joy to work with! Luke has helped us both lease and sell our beloved apartment.

When we requested he put together a marketing strategy for the sale of our property, he delighted us by scoring the first ever Palace Place "Condo of the Week" award in the *Toronto Life* publication.

His insights on the building and the neighboring buildings are something that he has achieved through years of hard work and from residing in the building, which I believe distinguishes him from other agents in the area.

We always found Luke to be honest, and sage in his recommendations.

There is truly no reason to consider anyone else while searching for a real estate agent to represent you in the Humber shores area.

Jill Richardson

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

## PALACE PLACE, 1 PALACE PIER COURT 21 SALES - JANUARY 1 TO SEPT 4, 2015

UNIT	SQUARE FEET	CURRENT AVG PRICES	CURRENT AVG PRICES PSF
01	1,985	\$ 890,000	\$448
01	2,836	\$1,150,000	\$405
02	1,204	\$ 585,000	\$486
02	1,186	\$ 607,500	\$512
03	1,985	\$ 985,000	\$496
03	2,028	\$1,000,000	\$493
04	790	\$ 350,000	\$443
04	833	\$ 360,000	\$432
05	1,228	\$ 560,000	\$456
05	1,491	\$ 620,000	\$416
06	1,985	\$ 880,000	\$443
06	2,028	\$ 928,000	\$457
07	788	\$ 345,000	\$438
07	833	\$ 329,900	\$396
08	1,223	\$ 547,000	\$447
08	1,201	\$ 490,000	\$408
09	1,388	\$ 565,000	\$407
10	1,388	\$ 489,000	\$352
10	1,395	\$ 539,000	\$386
11	1,106	\$ 383,000	\$346
12	813	\$ 370,000	\$455

## PENTHOUSES

PH01	2,437	\$ 1,255,000	\$515
PH02	1,642	\$ 625,000	\$380
PH03	2,437	\$1,250,000	\$512
PH04	1,955	\$1,050,000	\$537
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 2015 PALACE PLACE SALES & LEASES

SUITE 906*	RECORD PRICE	\$880,000
SUITE 1205*	RECORD PRICE	\$560,000
SUITE 1612****	RECORD PRICE	\$355,000
SUITE 3408*	RECORD PRICE	\$490,000
SUITE 2302*	RECORD PRICE	\$585,000
SUITE 1612*	RECORD PRICE	\$2,075/M
SUITE 402*	JUST LEASED	\$2,500/M
SUITE 1503*	RECORD PRICE	\$4,650/M
SUITE 703*	RECORD PRICE	\$4,650/M
SUITE 302*	JUST LEASED	\$2,500/M

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



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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 2014 from TREB MLS data and Royal LePage sales.

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