



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

MAY 2015

THE ORIGINAL
PALACE PLACE REPORT
AND PRICE CHART

PALACE PLACE MARKET REPORT



TORONTO – Wednesday, May 6, 2015

APRIL 2015

The month of April had proved very strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 11,303 sales of single-family dwellings in April 2015.

Total sales were up by 17% from the 9,660 sales that had been recorded in April 2014, and total sales had increased by 26% from the 8,940 sales that had been recorded in March 2015.

THE APRIL AVERAGE PRICE HAD INCREASED TO \$635,932.

The average price in April 2015 had increased by 3.5% to \$635,932 from \$613,933 in March 2015. The April 2015 average price had increased by 10% from the April 2014 average price of \$578,354. The 2014 year-end cumulative average price had totaled \$566,696.

ACTIVE LISTINGS HAD INCREASED BY 12.3%.

The number of active listings in April 2015 had increased by 12.3% to 17,182 from the 15,295 active listings in March 2015 and had decreased by 10% from the 19,118 active listings in April 2014.

THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED \$403,031.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 80 sales in April 2015 from 57 sales in March 2015. The average condominium price in this district had totaled \$403,031 in April 2015, which had increased by 2.6% from \$392,674 in March 2015, while the median price in April 2015 had equaled \$350,000, which had been unchanged from \$350,000 in March 2015.

PALACE PLACE

Palace Place had experienced a strong first four months of 2015. Total sales had decreased from 11 sales in the first four months of 2014 to 10 sales in the first four months of 2015. The record sales during this time were my sales of Suite 2302 for \$585,000, which is \$486 per square foot, and Suite 3408 for \$490,000. The average price per

PALACE PLACE (CONT'D)

square foot for Palace Place for 2014 had been \$405, which had been up from \$399 in 2013, a dramatic rise from \$371 in 2012. The highest price per square foot that has been achieved for Palace Place remains my personal record at \$515 per square foot.

Recently, I was touring Palace Place with a twenty-something Bay Street investment banker. Being 37, I can say that this was one of the first times that I felt old. Having shown Palace Place more than any other realtor, this tour was an eye-opening experience into what this young, hip demographic looks for in a condo. What I had quickly discovered was a lack of tolerance for suites that did not make a presentation effort.

We see it repeatedly in the home improvement TV shows. It takes a lot of effort to ready your home for sale. By not putting in that effort, or expecting buyers to have vision to see beyond, you only jeopardize your sale. In this case, the suites that clearly did not make the effort were even more quickly dismissed.

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!

Dollar for dollar, I offer the most marketing services for the least commission. Give me a call, or send me an email, for a confidential consultation at no charge or obligation.

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

TOP 1% IN CANADA*

PALACEPLACE.DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 2306 FOR SALE AT: \$899,000



Newly refinished hardwood floors! Newly painted! New appliances! 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.

MARINA DEL REY, 2269 LAKE SHORE BW, SUITE 2504 FOR SALE AT: \$689,000



Suite 2504 is a stunning condominium residence, with 2-bedrooms, plus a den, approximately 1,415 square feet of living space, and a breathtaking southeast exposure, with lake, city, and marina views.

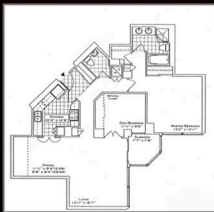
4 ELLIS GARDENS FOR SALE AT: \$2,175,000



A fusion of style and privilege on the banks of West Grenadier Pond...

This home is a visually arresting, custom-built 3,105 square foot, 4+1-bedroom luxury residence in Swansea village. Watch the video at: www.4EllisGardens.com • Call Luke to tour!

COMING SOON! TOTALLY RENO'D! PALACE PLACE, 1 PALACE PIER COURT, SUITE 402 FOR SALE AT: \$589,000



Suite 402 is a spacious, renovated condominium residence, with approximately 1,204 square feet of living space and stunning views of the city and lake. E: LDALINDA@DALINDA.NET

TESTIMONIAL

February 23, 2015

Luke,

You are 'the man' when it comes to selling units in the Palace Place! Your encyclopedic knowledge of the building and prices is invaluable. You are a great cheerleader who helps others recognize the enormous value in our property. You gave us great advice with regard to staging and pricing our condo. And you also made sure every potential purchaser saw how much the Palace Place has to offer. We were so pleased that you used your connections in the real estate community allowing you to achieve a record price for our unit in fewer than 7 days of showing.

Your connections, an excellent brochure, and great online package brought us three offers in a very short time, which ensured that we were able to pick the price, conditions, and closing date we wanted. We can't thank you enough, and we encourage others to seek out your assistance.

Dr. Glenn Zederayko and Ms. Claire Foley

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

PALACE PLACE, 1 PALACE PIER COURT 10 SALES - JANUARY 1 TO MAY 1, 2015

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	\$ 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	\$ 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	\$ 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	\$ 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 2015 PALACE PLACE SALES & LEASES

SUITE 3408*	RECORD PRICE	\$490,000
SUITE 2302*	RECORD PRICE	\$585,000
SUITE 1503*	RECORD PRICE	\$4,650/M
SUITE 703*	RECORD PRICE	\$4,650/M
SUITE 302*	JUST LEASED	\$2,500/M

2014	
SUITE 4306*	SOLD
SUITE 2802****	SOLD
SUITE 1503**	SOLD
SUITE 306****	SOLD
SUITE 1912**	SOLD

SUITE 2906*	LEASED
SUITE 906*	LEASED
SUITE 1505*	LEASED

* 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 2014 from TREB MLS data and Royal LePage sales.

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