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SALES REPRESENTATIVE



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BROKER

THE DALINDA REPORT



APRIL 2010

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

The market smashes records. Interest rates remain affordable...for now. Sellers and Buyers should make their move soon! - By Luke Dalinda

TORONTO – Wednesday, April 28, 2010

April 2010

Total sales had increased by 69% in March 2010.

The month of March had proved exceptionally strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 10,430 sales of single-family dwellings in March 2010.

Total sales were up by 69% from the 6,171 sales that had been recorded in March 2009, and total sales had increased by 43% from the 7,291 sales that had been recorded in February 2010.

The March average price had increased by 20% from March 2009.

The average price in March 2010 had increased by 0.7% to \$434,696 from \$431,509 in February 2010. The March 2010 average price had increased by 20% from the March 2009 price of \$362,050. The median, the point at which there are an equal number of sales above and below, had increased to \$370,000 from \$366,300 in February 2010. The year to date cumulative average price had been \$427,948, while the 2009 year-end cumulative average price had totaled \$395,460.

Active listings had decreased by 21%.

The number of active listings in March 2010 had increased by 28% to 18,684 from the 14,514 active listings in February 2010 and had decreased by 21% from the 23,642 active listings in March 2009.

The W07 average price had totaled \$629,639.

Home sales of detached houses in the W07 west district, which geographically represents north of the QEW, south of Bloor Street West, east of the Etobicoke Creek, and west of the Humber River, had increased to 32 sales in March 2010 from 25 sales in February 2010. The average detached home price in this district had totaled \$629,639 in March 2010, which had decreased by 5% from \$665,456 in February 2010, while the median price in March 2010 had equaled \$617,250, which had been up from \$595,000 in February 2010.

The W08 average price had totaled \$805,042.

Home sales of detached houses in the W08 west district, which geographically represents north of Bloor Street West, south of Eglinton Avenue, east of the Etobicoke Creek, and west of the Humber River, had increased to 80 sales in March 2010 from 57 sales in February 2010. The average detached home price in this district had totaled \$805,042 in March 2010, which had decreased by 18% from \$990,388 in February 2010, while the median price in March 2010 had equaled \$727,500, which had been down from \$795,000 in February 2010.

The W01 average price had totaled \$837,830.

Home sales of detached houses in the W01 west district, which geographically represents north of Lake Ontario, south of Bloor Street West, east of the Humber River, and west of the Dufferin Street, had increased to 23 sales in March 2010 from 11 sales in February 2010. The average detached home price in this district had totaled \$837,830 in March 2010, which had increased by 8.4% from \$772,591 in February 2010, while the median price in March 2010 had equaled \$789,900, which had been up from \$775,000 in February 2010.

Perspective

As interest rates had been increasing steadily during this past first quarter, a consensus appears to have been reached at the major Canadian banks to increase the prime rate by 2.5% over the next 18-months.

Some economists have anticipated that rates will increase further before slowing down and, most likely, heading back down to lower levels.

However, the United States has been warning that the recession is far from over and that rates will have to remain low for a while at best. (For our theories on this, please read our January 2010 report, which is available at: <http://www.dalinda.net/tbc/marketInfo/10/dr1aCoverJan10.jpg>)

While Canada has shown improved economic numbers for the real estate market, job growth, and consumer spending, an argument can be made for increasing interest rates.

However, as we have outlined in detail in our January 2010 report, the strength of our real estate market and consumer spending has been fueled mostly by extremely low borrowing rates.

Therefore, the 2.5% increase, which appears to be the banks mutually agreed target, would lead to a significant increase in the Canadian dollar relative to the American dollar, which would ultimately lead to a drop in housing prices caused by the increase in the cost to service debt.

Unfortunately, we do not have a crystal ball, and the Bank of Canada has been doing an exemplary job of navigating the country through these troubled times.

Phil Soper, president and CEO of Royal LePage, had said, "Even in our most frenzied pockets of market activity, the inevitable rise in interest rates coupled with home price appreciation will rein in demand as affordability erodes. Expect house prices to continue to rise, but the rate of appreciation should ebb steadily, month by month, throughout the remainder of the year, as balance returns to the industry."

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37 Edgemore Road - Another showpiece by R&T Construction!

This home is a grand 4-bedroom, 5-bathroom luxury residence in Sunnylea that has been rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling! \$1,398,000. To tour this opportunity, call Daiva Dalinda at 416 236 1871, or send an email to ddalinda@Dalinda.net.



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* 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 home are upgrades, renovations, the extent of wear and tear, and the motivation of the seller.

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THE KINGSWAY

22 Sales - First Quarter 2010

	AVG Price Range
Bungalow	\$ 640,000-709,000
1 ½ Storey	\$ 951,700-975,000
2 Storey (3 bedroom)	\$ 799,000-1,875,000
2 Storey (4 bedroom)	\$ 841,000-1,900,000
2 ½ Storey	\$1,840,000

HUMBER VALLEY

12 Sales - First Quarter 2010

	AVG Price Range
Bungalow	\$
1 ½ Storey	\$ 960,000-2,390,000
Sidesplit	\$ 1,100,000
2 Storey	\$ 865,000-980,000
Infill Construction	\$1,545,000-1,805,000

NORTH DRIVE/EDGEHILL ESTATES

8 Sales - First Quarter 2010

	AVG Price Range
Bungalow	\$
2 Storey	\$1,070,000-2,280,000

RIVERSIDE/SOUTH KINGSWAY

7 Sales - First Quarter 2010

	AVG Price Range
Bungalow	\$ 655,000
1 ½ Storey	\$
2 Storey	\$ 822,000-1,999,999
Infill Construction	\$1,000,000-1,675,000

SUNNYLEA

18 Sales - First Quarter 2010

	AVG Price Range
Bungalow	\$ 555,000-703,500
1 ½ Storey	\$ 678,000-850,000
Sidesplit	\$

	AVG Price Range
Infill Construction	\$1,200,100-1,400,000
Townhomes	\$



GET THE DEAL DONE!

We provide expert solutions that achieve your goals
and get the deal done.

Our recent sales and current listings have been noted below.



SOLD!
38 Walford Road*



SOLD!
23 Old Mill Terrace****



SOLD!
76 Dunedin Drive****



SOLD!
12 Grenview Blvd N*



SOLD!
144 Perry Crescent*



SOLD!
1 Palace Pier Crt, #801*



SOLD!
3391 Bloor St W, #507**



SOLD!
2662 Bloor St W, #705**



SOLD!
1 Palace Pier Crt, #2401**



SOLD!
95 Rivercrest Road**



SOLD!
126 Ardagh Street*



SOLD!
21 Wendover Road*



JUST LISTED! PALACE PLACE, 1 Palace Pier Court, Suite 1405

Suite 1405 is a magnificent condominium residence, with approximately 1,228 square feet of living space and an unobstructed view of Lake Ontario. Suite 1405 has been renovated to a degree of fit and finish that could only be dreamed of. \$529,900. To tour this opportunity, call Daiva Dalinda at 416 236 1871, or send an email to ddalinda@Dalinda.net.



SOLD!
6 Bernice Crescent*



SOLD!
31 Springbrook Gardens**



SOLD!
88 Forest Hill Road**



SOLD!
63 Thompson Avenue*



SOLD!
38 Princess Margaret Blvd*



SOLD!
37 Queen Anne Road*



SOLD!
195 Grand Avenue #1**



SOLD!
31 Old Mill Terrace*



SOLD!
73 Wimbleton Rd***



SOLD!
37 Anglesey Blvd*



SOLD!
14 Reid Manor*



SOLD!
28 Wilgar Road*



SOLD!
28 Douro Avenue #214*

*Represented Seller **Represented Buyer ***Represented Seller & Buyer

Visit our website for listings, market information, team profiles, and much more!
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Royal LePage is Toronto's #1 Real Estate Brokerage, and such achievement has been based on the value of listings that had been sold from 2004 to 2009 from TREB MLS data.

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