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SALES REPRESENTATIVE



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BROKER

THE DALINDA REPORT



JANUARY 2010

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

Buyers want to take advantage of affordable lending rates. This is as good as it gets for Sellers! Rates will increase as 2010 moves forward!

TORONTO – Wednesday, January 06, 2010

2009 Strikes Back!

The 2009 market had struck back with continued record-setting sales for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 87,308 sales of single-family dwellings in 2009. Total sales had increased by 17% from the 74,552 sales that had been recorded in 2008, and total sales had decreased by 6% from the 93,193 sales that had been recorded in 2007, the all-time highest record.

The year-end average price had risen by 4%.

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2009 had totaled \$395,460, which had risen by 4% from \$379,347 in 2008. The year-end median price in 2009, the point at which there are an equal number of sales above and below, had been \$338,000, which had increased from \$325,000 in 2008.

December 2009

► Total sales had increased by 115%.

The month of December 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 a record 5,541 sales of single-family dwellings in December 2009. Total sales were up by 115% from the 2,577 sales that had been recorded in December 2008, and total sales had decreased from the 7,446 sales that had been recorded in November 2009.

► The December average price had increased by 14%.

The average price in December 2009 had decreased by 1.5% to \$411,931 from \$418,460 in November 2009. The December 2009 average price had increased by 14% from the December 2008 average price of \$361,415. The median had decreased to \$349,000 from \$353,800 in November 2009.

► Active listings had decreased by 47%.

The number of active listings in December 2009 had decreased by 25% to 10,292 from the 13,827 active listings in November 2009 and had decreased by 47% from the 19,468 active listings in December 2008.

► The W07 average price had totaled \$648,343.

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 decreased to 21 sales in December 2009 from 31 sales in November 2009. The average detached home price in this district had totaled \$648,343 in December 2009, which had increased slightly from \$645,290 in November 2009, while the median price in December 2009 had equaled \$667,500, which had been up from \$523,500 in November 2009.

► The W08 average price had totaled \$798,982.

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 decreased to 28 sales in December 2009 from 56 sales in November 2009. The average detached home price in this district had totaled \$798,982 in December 2009, which had increased by 2.5% from \$779,700 in November 2009, while the median price in December 2009 had equaled \$650,000, which had been down from \$665,000 in November 2009.

► The W01 average price had totaled \$889,077.

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 decreased to 8 sales in December 2009 from 21 sales in November 2009. The average detached home price in this district had totaled \$889,077 in December 2009, which had increased by 25% from \$712,205 in November 2009, while the median price in December 2009 had equaled \$827,500, which had been up significantly from \$590,000 in November 2009.

Perspective

Canada's reliance on the economic condition of the United States has never been more apparent than it is now. This year the Bank of Canada must face the dreadfully complicated decision of whether or not to increase interest rates. The Bank of Canada will be scrutinizing the Canadian Housing Market, the United States currency, and the United States consumer very carefully over the coming months to make this critical decision.

The strength of our real estate market has been fueled mostly by extremely low borrowing rates. So much so that the Governor of the Bank of Canada and the Finance Minister have been warning us of a real estate bubble. Inevitably, interest rates must increase.

However, the strength of the Canadian dollar relative to the US dollar has caused significant troubles for our exports to the US.

Increasing Canadian interest rates to slow the housing market will

increase the value of the Canadian dollar relative to the US dollar. This would cause our exports to cost more in the US, which would ultimately decrease our exports and the demand for domestic labor.

Increasing Canadian interest rates to slow the housing market will increase the value of the Canadian dollar relative to the US dollar. This would cause our exports to cost more in the US, which would ultimately decrease our exports and the demand for domestic labor. To avoid this situation, we would need to see a relative appreciation in the US dollar.

Continued turmoil in many foreign economies could ultimately otherwise caused further erosion to our export numbers and already struggling GDP. Therefore, the buck stops with, and our real estate market fate rests in the hands of, the American consumer. The United States has handed out trillions of dollars to stimulate their collapsing economy. 2010 will begin to show how efficiently these investments have been absorbed by the American economy.

Should the strength in the US economy continue, as it has been since the last half of 2009, then Canadian interest rates have been forecast to increase faster than anticipated, which should dampen demand in the Canadian real estate market.

Having stated that, the swelling US

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12 Grenview Boulevard N - COMING SOON!

This home is an elegant 3-bedroom, plus loft, luxury residence that is just steps to the delight of Bloor Street in the highly regarded Lambton Kingsway Public School district. Legal basement rented at \$700/month. To tour this opportunity, call Daiva Dalinda at 416 236 1871, or send an email to ddalinda@DalindaTeam.com.

...Continued from Front Page

consumer debt load will still have to be addressed. With unemployment at record high levels, someone will have to pay for the government stimulus.

Phil Soper, president and CEO of Royal LePage, had said, "The stimulus effect of low borrowing costs has contributed to a sharp rise in demand that has driven activity levels to new highs. This demand, coupled with a typical seasonal undersupply of homes for sale, should cause home prices to continue to appreciate significantly during the early months of the year. Improving supply as the year unfolds and easing demand as the cost of home ownership rises should moderate home price increases in the second half of 2010."

"Interest rates will ease upward before the year's end, which should have a dampening effect on demand, allowing it to come into balance with the supply of resale homes on the market," Soper had added.

The strong seller's market that has been experienced in Toronto West will continue until interest rate increases create a more balanced market. The average home price in Toronto has been forecast to increase by 5% for 2010.

* 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 77 Sales

	AVG Price Range
Bungalow	\$ 550,000-685,000
1 ½ Storey	\$ 680,000-1,200,000
2 Storey (3 bedroom)	\$ 832,000-1,341,000
2 Storey (4 bedroom)	\$ 852,000-1,899,000
2 ½ Storey	\$1,040,000-4,000,000

NORTH DRIVE/EDGEHILL ESTATES 20 Sales

	AVG Price Range
Bungalow	\$ 749,000-950,000
2 Storey	\$1,220,000-4,100,000

HUMBER VALLEY 46 Sales

	AVG Price Range
Bungalow	\$ 695,000-928,000
1 ½ Storey	\$ 675,000-888,000
Sidesplit	\$ 762,000-1,055,000
2 Storey	\$ 700,000-1,270,000
Infill Construction	\$1,435,000-3,300,000

RIVERSIDE/SOUTH KINGSWAY 17 Sales

	AVG Price Range
Bungalow	\$ 560,000-570,000
1 ½ Storey	\$ 532,000-1,001,000
2 Storey	\$ 700,000-1,880,000
Infill Construction	\$1,055,000-1,975,000

SUNNYLEA 92 Sales

	AVG Price Range
Bungalow (2 bedroom)	\$ 525,000-682,000
Bungalow (3 bedroom)	\$ 592,000-758,000
1 ½ Storey	\$ 615,000-951,500
Sidesplit	\$ 619,000-897,000

	AVG Price Range
Infill Construction	\$1,000,000-1,260,000
Townhomes	\$ 765,000-840,000

Regarding All Price Charts (back page):

Prices have been based on sales that have been recorded by the Toronto Real Estate Board. Remember, many important factors are involved that affect the value of a home. 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. For additional information, contact us at dalinda@DalindaTeam.com. This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.

GET THE DEAL DONE



SOLD!
95 Rivercrest Road**



SOLD!
126 Ardagh Street*



SOLD!
21 Wendover Road*



SOLD!
6 Bernice Crescent*



SOLD!
31 Springbrook Gardens**



SOLD!
88 Forest Hill Road**



SOLD!
63 Thompson Avenue*



SOLD!
38 Princess Margaret Blvd*



JUST LISTED FOR SALE! 23 Old Mill Terrace

This home is a spectacular 3-bedroom, 3-bathroom luxury residence on a pool-sized lot, with breathtaking views of the Humber River parklands. It is nestled on an exclusive crescent that is just steps to Bloor Street and the Old Mill subway in the highly regarded Lambton Kingsway Public School district. \$1,130,000. To tour this opportunity, call Daiva Dalinda at 416 236 1871, or send an email to ddalinda@DalindaTeam.com.



SOLD!
37 Queen Anne Road*



SOLD!
195 Grand Avenue #1**



SOLD!
31 Old Mill Terrace*



SOLD!
73 Wimbledon 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

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

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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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REAL ESTATE BROKERAGE
TO WORK FOR YOU.**



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