



LUKE DALINDA
SALES REPRESENTATIVE



DAIVA DALINDA
BROKER

THE DALINDA REPORT



JANUARY 2008

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

The Best Year Ever Launches 2008!

TORONTO – Tuesday, January 10, 2008

2007

► **The best annual performance ever had been experienced in 2007.**

The 2007 market had resulted in the best annual performance ever with continued record-setting sales for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 93,193 sales of single-family dwellings in 2007.

Total sales had increased by 12% from the 83,084 sales that had been recorded in 2006, and total sales had increased by 11% from the 84,145 sales that had been recorded in 2005, the previous all-time highest record.

► **The year-end average price had risen by 7%.**

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2007 had totaled \$376,236, which had risen by 7% from \$351,941 in 2006. The year-end median price in 2007 had been \$318,200, which had increased from \$299,000 in 2006.

December 2007

► **Total Sales had risen by 4%.**

The month of December had proved strong for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 4,646 sales of single-family dwellings in December 2007. Total sales were up by 4% from the 4,447 sales that had been recorded in December 2006, and total sales had decreased, due to traditional seasonal slowdown, from the record-breaking 7,313 sales that had been recorded in November 2007.

► **The December average price had increased by 17.5% over last year.**

The average price in December 2007 had increased marginally by 0.3% to \$394,931 from \$393,747 in November 2007. The December 2007 average price had increased by 17.5% over the December 2006 average price of \$336,217. The median, the point at which there are an equal number of sales above and below, had decreased to \$320,950 from \$325,000 in November 2007. The year to date cumulative average price had been \$376,236, while the 2006 year-end cumulative average price had totaled \$351,941.

► **Active listings had decreased by 13%.**

The number of active listings in December 2007 had decreased to 13,452 from the 18,309 active listings in November 2007 and had decreased by 13% from the 15,418 active listings in December 2006.

► **The W08 average price had totaled \$745,770.**

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 46 sales in December 2007 from 77 sales in November 2007. The average detached home price in this district had totaled \$745,770 in December 2007, which had decreased by 6.7% from \$799,900 in November 2007, while the median price in December 2007 had equaled \$635,000, which had been up from \$620,000 in November 2007.

► **The W01 average price had totaled \$640,503.**

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 16 sales in December 2007 from 22 sales in November 2007. The average detached home price in this district had totaled \$640,503 in December 2007, which had decreased by 6% from \$682,855 in November 2007, while the median price in December 2007 had equaled \$601,500, which had been down from \$661,000 in November 2007.

The difference in the average prices between November and December had been the result of traditional seasonal slowdown.

Perspective

For Canada's real estate market, after having experienced an exceptional year that had been distinguished by strong average house price appreciation and record-breaking sales, it has been projected that the momentum from 2007 will continue forward and position Canada's market for steady, yet moderate, growth in 2008, according to Royal LePage's 2008 Market Forecast, which had been released in December. In that Forecast, national average home prices have been set to rise by 3.5%.

Phil Soper, president and CEO of Royal LePage, had said, "Canada's housing market in 2008 should continue to thrive on a balanced diet of strong economic fundamentals, including high levels of employment, resilient consumer confidence, modest levels of inflation, and the relatively low cost of borrowing money. Canada is currently enjoying one of the longest housing market expansions in history. However, as we progress in 2008, it is anticipated that slowly eroding affordability will cause demand to ease, allowing the market to move toward balanced conditions, with lower levels of price appreciation and fewer homes trading hands."

For Ontario, the province has been forecast to maintain its relative strength and vibrancy throughout 2008, having weathered stormy financial markets and having adjusted well to the high value of the Canadian dollar. Despite the increasingly price competitive offerings from the overseas markets, the services based industries that have become the core of the Toronto economy have endured the rise of Canada's dollar to parity very well.

Nationally, it has been anticipated that the home buyer demographic will proliferate with first-time buyers, as many rally

to take advantage of reduced lending rates, longer amortization periods, and the resulting manageable mortgage payments.

"The year ahead presents opportunities for those people who have shied away from the frenetic real estate market of the past few years, with its bidding wars and unconditional offers. While prices should continue to rise, they are expected to do so at a more reasonable pace. Canada's economy is strong, and the desire for home ownership remains a vibrant

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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.

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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.

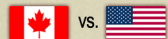
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and attainable goal. Real estate remains a solid long term investment," Soper had stated.

Market Trends for 2008

The Canadian Dollar

The strength of Canadian consumer confidence will continue to be bolstered by the position of the Canadian dollar, as it hovers at parity with the American dollar, and this has been projected to translate into continued growth in consumer spending. While the negative impact of the strong dollar on the Canadian manufacturing sector for export trade will mostly be felt in Southern Ontario and Quebec, both provinces have demonstrated considerable resiliency, with a concentrated effort underway by both governments and industry to improve productivity and improve international competitiveness.



The United States Economy

When compared to the weakening economy and deteriorating housing market in the United States, the Canadian economy and housing market have continued to demonstrate solid strength and staying power. The mortgage solutions that are offered by Canadian financial institutions are strikingly different from those that are offered in the United States, and the sub-prime market represents a significantly smaller portion of the overall Canadian mortgage market. It is unlikely that the Canadian residential real estate industry will have to endure the kind of sharp correction underway in the United States.

Canadian Employment

The high levels of employment across Canada have been forecast to continue thanks to the robust energy and natural resource sectors in particular and a healthy services economy in general. For 2008, job market growth has been anticipated to continue.

Canadian Interest Rates

The reduction of a quarter of a percent in the target-lending rate by the Bank of Canada in December 2007 will bode well for first-time home buyers, who have planned to enter the market in 2008. New home purchasers will continue to be drawn into the housing market given the current relatively low interest rates and the possibility that interest rates could fall even lower in response to the moderating inflation and lower rates in the United States.

RIVERSIDE DRIVE/SOUTH KINGSWAY

4th Quarter 2007 - 7 Sales

		Current AVG Price
1 ½ Storey	4 Bedroom	\$535,000
Bungalow	3 Bedroom	\$726,000
2 Storey	3 Bedroom	\$857,750
2 ½ Storey	4 Bedroom	\$950,000

NORTH DRIVE/VALECREST ESTATES

4th Quarter 2007 - 8 Sales

		Current AVG Price
Bungalow	4 Bedroom	\$1,800,000
Sidesplit	3 Bedroom	\$ 700,700
Sidesplit	4 Bedroom	\$ 566,500
2 Storey	4 Bedroom	\$2,036,500

THE KINGSWAY - 4th Quarter 2007

20 Sales

		Current AVG Price
Townhouse	3 Bedroom	\$ 665,000
Bungalow	2 Bedroom	\$ 550,000
1 ½ Storey	3 Bedroom	\$ 628,000
2 Storey	3 Bedroom	\$ 938,300

		Current AVG Price
2 Storey	4 Bedroom	\$1,375,500
2 ½ Storey	4 Bedroom	\$1,626,000
2 ½ Storey	5 Bedroom	\$2,142,000

GET THE DEAL DONE



JUST SOLD!

16 Queen Anne Road****



JUST SOLD!

31 Gardenvale Road*



JUST SOLD!

15 Bournemouth Road*
Sold for \$1,035,000



JUST SOLD!

41 Strath Avenue*



FOR SALE!

167 High Park Avenue \$769,000

This residence is situated on a spectacular 200 foot lot and has a private drive with double garage! It has been updated with a new furnace, new ductless central air and new kitchen upstairs. To tour this opportunity, call Daiva Dalinda at 416 236 1871, or send an email to ddalinda@DalindaTeam.com.

JUST SOLD

- 16 Oakeview Avenue****
Sold for \$970,000
- 4 Bethnal Avenue*
Sold for \$602,000
- 12 Legion Road****
- 73 Wimbledon**

- 25 Easson*
- 54 Saybrook**
- 38 Princess Margaret**
- 296 Durie Street**
- 125 Medland Street
- 44 Meadowcrest Road**
- 540 C Scarlett Road*

- 1591 South Parade Crescent #7*
- 1034 Lakeshore Road W****
- 8 Bethnal Avenue**
- 59 Indian Road*
- 5 Ladbrooke Road**
- 23 Mitchell**

*Vendor Rep. **Purchaser Rep. ***Vendor and Purchaser Rep.

**PUT THE POWER OF TORONTO'S #1
REAL ESTATE BROKERAGE
TO WORK FOR YOU.**



Royal LePage Real Estate Services Ltd., Brokerage
(The company-owned brokerage firm)

www.DalindaTeam.com

The HOMES AND CONDOS OF DISTINCTION initiative is a marketing platform that provides specialized residential real estate services for buyers and sellers in Toronto West and Humber Bay Shores, which are provided by Daiva Dalinda, Broker, and Luke Dalinda, Sales Representative, of Royal LePage Real Estate Services Ltd., Brokerage, for clients that are listed and/or mandated by agreement.

*Visit our website for listings, market information, team profiles, and much more!
We provide expert solutions that achieve your goals and get the deal done.*

Royal LePage Real Estate Services Ltd., Brokerage
(The company-owned brokerage firm)

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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 in 2004 and 2005 from TREB MLS data.