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BROKER

THE DALINDA REPORT



JUNE 2006

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

May 2006 numbers hit 86-year record!

TORONTO – Thursday, June 15, 2006.

The month of May had proved the best ever for Toronto's real estate resale market, which had resulted in continued record setting sales, as the Toronto Real Estate Board had reported 9,434 sales of single-family dwellings in May 2006.

Total sales were up by 2% from the 9,209 sales that had been recorded in May 2005 and total sales had increased by 13% from the 8,361 sales that were recorded in April 2006. The total sales that had been recorded in May 2006 had marked the best total for the month ever.

Toronto Real Estate Board President, John Meehan, had said on June 5, 2006, "The Toronto resale market is as healthy as it has ever been."

The average price in May 2006 had decreased slightly to \$365,537 from \$366,683 in April 2006. The May 2006 average price had increased by 6% over the May 2005 average price of \$346,474. The median, the point at which there are an equal number of sales above and below, had risen to \$309,900 from \$305,000 in April 2006. The year to date cumulative average price had been \$356,683, while the 2005 year-end cumulative average price had totaled \$335,907.

The number of active listings in May 2006 had increased by approximately 4% to 26,220 from 25,245 in April 2006 and had increased by 5% from 24,875 in May 2005.

The TREB President had added, "The key was that 17,685 new listings had come onto the system in May, which had pushed total inventory levels to 26,220 active listings at month-end. Both figures were up considerably over their year ago levels (seven and five per cent, respectively), and this is keeping price inflation to a reasonable level."

The Toronto Real Estate Board's 9,434 single-family dwelling

sales, which had been reported throughout the Toronto area in May 2006, had totaled \$3,448,477,087 and had averaged \$365,537. The 28 west districts had totaled 3,504 sales (9,434 in total) and had averaged \$340,841. The year-end average price for Toronto's West Districts for 2005 had totaled \$313,402.

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 95 sales in May 2006 from 81 sales in April 2006. The average detached home price in this district had totaled \$698,872 in May 2006, which had increased by 1% from \$693,464 in April 2006, while the median price had equaled \$570,000, which had been down from \$651,500 in April 2006.

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 28 sales in May 2006 from 27 sales in April 2006. The average detached home price in this district had totaled \$670,393 in May 2006, which had increased by approximately 3% from \$652,435 in April 2006, while the median price had equaled \$573,500, which had been down from \$615,000 in April 2006.

We have received numerous requests for our April 2006 report, featuring a summary of recent Royal LePage and Merrill Lynch reports, and we have written this note to let you know that the April 2006 report is available for download on our website in both Homes and Condos editions.

We invite you to visit our websites.
www.TorontosBestHomes.com
AND www.TorontosBestCondos.com
Sign up for our Newsletter for regular delivery!

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* This report article has been written by Luke Dalinda. All statistics have been provided by the Toronto Real Estate Board and the Dalinda Report. TM and © 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.

This is not intended to solicit clients that are under contract with a broker. This report is sent out monthly. For regular delivery, send an email with request to ldalinda@DalindaTeam.com. 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.

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 ldalinda@DalindaTeam.com. This price chart report has been written by The Dalinda Report, ©. All rights reserved.



BUY ME: JUST LISTED FOR SALE IN THE KINGSWAY!

This property is a magnificent 2 1/2 -storey Tudor in a prime Kingsway location. Features include 4-bedrooms, a newly renovated master ensuite, plus a main floor family room addition. This perfect family home is walking distance to Lambton-Kingsway school, Kingsway shops and subway. Call Daiva Dalinda today to tour. 416.236.1871 or ddalinda@DalindaTeam.com

Photos and floor plan are at www.TorontosBestHomes.com or www.DalindaTeam.com

KINGSWAY - Second Quarter 2006

33 Sales

| | | Current AVG Price |
|------------|-----------|-------------------|
| Townhouse | 2 Bedroom | \$469,500 |
| Bungalow | 2 Bedroom | \$590,000 |
| Bungalow | 3 Bedroom | \$562,000 |
| 1 ½ Storey | 3 Bedroom | \$590,000 |
| 2 Storey | 3 Bedroom | \$889,670 |
| 2 Storey | 4 Bedroom | \$997,880 |
| 2 ½ Storey | 4 Bedroom | \$1,181,500 |

NORTH DRIVE/VALECREST ESTATES - Second Quarter 2006

8 Sales

| | | Current AVG Price |
|-----------------|--------------------|-------------------|
| Raised Bungalow | 3 Bedroom | \$651,000 |
| 2 Storey | 6 Bedroom | \$825,000 |
| 2 Storey | 4 Bedroom | \$794,000 |
| Sidesplit | 3 Bedroom (Ravine) | \$1,090,000 |
| 2 Storey | 4 Bedroom | \$1,300,000 |

RIVERSIDE DRIVE/SOUTH KINGSWAY - Second Quarter 2006

7 Sales

| | | Current AVG Price |
|------------|-----------|-------------------|
| Bungalow | 2 Bedroom | \$577,000 |
| 1 ½ Storey | 2 Bedroom | \$598,000 |
| 1 ½ Storey | 3 Bedroom | \$1,000,000 |

| | | Current AVG Price |
|----------|-----------|-------------------|
| 2 Storey | 3 Bedroom | \$611,000 |
| 2 Storey | 4 Bedroom | \$1,700,000 |

The average detached home price in the W08 district, which includes The Kingsway, North Drive and Valecrest Estates, had totaled \$698,872 in May 2006.

The average detached home price in the W01 district, which includes Riverside Drive and South Kingsway, had totaled \$670,393 in May 2006.

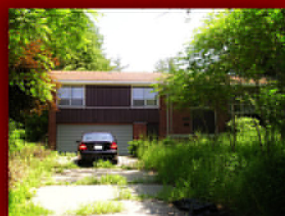


BUY ME: Just Listed For Sale, 540C Scarlett Rd

This property is a stunning 3-storey townhouse in an upscale development across from the Humber River parklands. Call Daiva Dalinda today to tour. 416.236.1871 or ddalinda@DalindaTeam.com
Photos and floor plan are displayed at www.TorontosBestHomes.com or www.DalindaTeam.com



JUST SOLD: 16 Queen Anne Road – Sold for 9.5% over the asking price



BUY ME: Just Listed For Sale, 1034 Lakeshore Rd W – For Renovator or Builder!

This property is a fantastic 3-bedroom raised bungalow opportunity by Lorne Park Estates. Call Daiva Dalinda today to tour. 416.236.1871 or ddalinda@DalindaTeam.com

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REAL ESTATE BROKERAGE
TO WORK FOR YOU.**



www.DalindaTeam.com

The Toronto's Best Homes and Condos 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 Limited, Brokerage, for clients that are listed and/or mandated by agreement.

www.TorontosBestCondos.com
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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.