ROYAL LEPAGE

North Drive/Valecrest Estates • The Kingsway • Humber Valley • Riverside Dr/Brule Grdns • South Kingsway

ESSENTIAL RESIDENTIAL MARKET INFO

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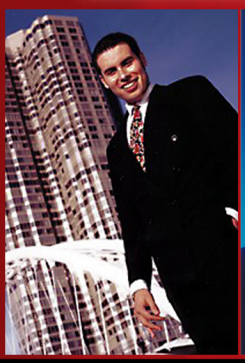

LUKE DALINDA
SALES REPRESENTATIVE

DAIVA DALINDA
BROKER

THE DALINDA REPORT

TORONTO'S BEST HOMES

SEPTEMBER 2006

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

A Strong Summer Drives an Active Fall

TORONTO – Tuesday, September 12, 2006.

The month of August 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 6,976 sales of single-family dwellings in August 2006.

Total sales were down by 7% from the 7,498 sales that had been recorded in August 2005 and total sales had decreased by 1% from the 7,082 sales that were recorded in July 2006. The total sales that had been recorded in August 2006 had marked the second best total for the month ever.

The new Toronto Real Estate Board President, Dorothy Mason, had said, "As people return from their summer holidays, we are looking forward to an even more active autumn market."

The average price in August 2006 had decreased slightly by 1% to $338,192 from $342,034 in July 2006. The August 2006 average price had increased by 5% over the August 2005 average price of $323,255. The median, the point at which there are an equal number of sales above and below, had decreased slightly to $293,000 from $296,000 in July 2006. The year to date cumulative average price had been $352,766, while the 2005 year-end cumulative average price had totaled $335,907.

The number of active listings in August 2006 had decreased by approximately 4% to 24,031 from 25,038 in July 2006 and had increased by 7% from 22,374 in August 2005.

The Toronto Real Estate Board's 6,976 single-family dwelling sales, which had been reported throughout the Toronto area in August 2006, had totaled $2,359,224,688 and had averaged $338,192. The 28 west districts had totaled 2,627 sales (6,976 in total) and had averaged $321,415. 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 decreased to 35 sales in August 2006 from 45 sales in July 2006. The average detached home price in this district had totaled $686,100 in August 2006, which had increased by 3% from $663,764 in July 2006, while the median price had equaled $610,000, which had been up, because of more sales of higher priced homes, from $502,000 in July 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 10 sales in August 2006 from 8 sales in July 2006. The average detached home price in this district had totaled $643,963 in August 2006, which had decreased, due to fewer sales of higher priced homes, from $918,000 in July 2006, while the median price had equaled $508,500, which had been down from $518,000 in July 2006.

The fall season marks the return of football, fresh new television programming, the beginning of school, and the start of serious work after a lazy summer. It should be remembered, however, that while the fall market (October specifically) is traditionally an uncertain time for the stock market, it is also generally the second most active time of the year for the Toronto real estate market. As the fall market begins, the strong seller's market that is currently being experienced is going to continue and an increase in market numbers (listings, sales and prices) and market activity is expected.

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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 regretfully 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 dalinda@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 regretfully 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 rights reserved.

BUY ME: JUST LISTED FOR SALE IN THE KINGSWAY!
This property is a magnificent 2 ½ -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. 416.236.1871or ddalinda@DalindaTeam.com

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

KINGSWAY - Third Quarter 2006
21 Sales

		Current AVG Price
Townhouse	2 Bedroom	$490,000
Bungalow	2 Bedroom	$572,500
1 ½ Storey	3 Bedroom	$660,500
2 Storey	3 Bedroom	$817,300
2 Storey	4 Bedroom	$979,300
2 Storey	6 Bedroom	$1,271,000
3 Storey	5 Bedroom	$1,550,000

NORTH DRIVE/VALECREST ESTATES - Third Quarter 2006
2 Sales

		Current AVG Price
Bungalow	3 Bedroom	$885,000
2 Storey	5 Bedroom	$1,275,000

RIVERSIDE DRIVE/SOUTH KINGSWAY - Third Quarter 2006
14 Sales

		Current AVG Price
Townhouse	3 Bedroom	$616,000
Bungalow	2 Bedroom	$455,000
1 ½ Storey	3 Bedroom	$790,000

		Current AVG Price
2 Storey	3 Bedroom	$580,000
2 Storey	4 Bedroom	$2,160,000

The average detached home price in the W08 district, which includes The Kingsway, North Drive and Valecrest Estates, had totaled $686,100 in August 2006.

The average detached home price in the W01 district, which includes Riverside Drive and South Kingsway, had totaled $643,963 in August 2006.

JUST SOLD:
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. 416.236.1871or 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

JUST SOLD:
1034 Lakeshore Rd W – For Renovator or Builder!

This property is a fantastic 3-bedroom raised bungalow opportunity by Lorne Park Estates that has been sold by Daiva Dalinda for $425,000.

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

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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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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.

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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.