

# The Dalinda Report: May 2023

Posted on **May 3, 2023**



**Now is the time to sell!**

*(Plus the numbers that the Toronto Real Estate Board does not share with the media)*

TORONTO, Palace Place – May 3, 2023

## April 2023

The month of April had marked a gradual improvement for Toronto's real estate resale market, which had resulted in decreased sales, as the Toronto Real Estate Board had reported 7,531 sales of single-family dwellings in April 2023.

Total sales were down by 5.2% from the 7,940 sales that had been recorded in April 2022, and total sales had increased by 9.2% from the 6,896 sales that had been recorded in March 2023.

- **The April average price had increased by 4.02%.**

The average price in April 2023 had decreased by 7.8% to \$1,153,269 from \$1,250,704 in April 2022. The April 2023 average price had increased by 4.02% from the March 2023 average price of \$1,108,606.

Looking just at the City of Toronto for April 2023, the average price for a detached home had been \$1,787,752, which had decreased by 8.2% from \$1,947,975 in April 2022. The average price for a condominium apartment had totalled \$751,916 in April 2023, which had decreased by 8.3% from \$820,835 April 2022.

- **Active listings had decreased year over year.**

The number of active listings in April 2023 had increased by 2.5% to 10,373 from the 10,120 active listings in March 2023 and had decreased by 20.8% from the 13,092 active listings in April 2022.

- **The Humber Bay Shores average price had totalled \$778,224.**

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 54 sales in April 2023 from 73 sales in March 2023. The average condominium price in this district had totalled \$778,224 in April 2023, which had increased by 3.5% from \$751,935 in March 2023.

### ***Where is the market?***

To date in 2023, there had been **153 sales** of condominium units that had been sold for **under \$750,000** in the Humber Bay Shores area.

During this time, there had been 93 sales of condominium units that had been sold for above the \$750,000 price point. Of that amount, there had been 63 sales of condominium units that had been sold for between \$750,000 and \$1,000,000. Of those, 1 sale was from Palace Place, 1 was from Palace Pier, and 2 were from Waterford.

So far, there had been **24 sales** of condominium units that had been sold for between \$1,000,000 and \$1,500,000. Of those, 5 sales were from Grand Harbour and 3 were from Marina Del Rey.

Finally, **6 sales were sold for over \$1.5M**. Of those, 2 sales were from Grand Harbour, 1 sale was from Marina Del Rey, and 1 sale was from Ocean Club.

Vita on the Lake, 70 Annie Craig Drive, which is the newest condo tower in Humber Bay Shores, had

experienced 10 sales since January 1, 2023, with prices that had ranged from \$899,000 to \$1,495,000.

**To view the Palace Place Price Chart, click here:**

<https://www.dalinda.net/price-charts/palace-place-2023/>

To view the Mirabella Condos Price Chart, click here:

<https://www.dalinda.net/price-charts/mirabella-condos-2023/>

To view the Waterford Price Chart, click here:

<https://www.dalinda.net/price-charts/waterford/>

**For a breakdown of market stats by neighborhood, click here:**

<https://www.dalinda.net/featured-neighbourhoods/>







ROYAL LEPAGE  
**TOP TIER**  
MEMBER  
2022

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THE DALINDA TEAM IS PROUD TO HAVE ACHIEVED  
**NATIONAL TOP TIER STATUS**  
AT ROYAL LEPAGE OUT OF 20,000 REALTORS ACROSS CANADA

**TOP 1% IN TORONTO CONDOS**  
**#1 IN HUMBER BAY SHORES**  
**#1 AT PALACE PLACE**  
**DALINDA.COM**

\*Top 1% in Canada, such achievement has been based on the gross, closed commissions that had been collected by the Dalinda Team in 2018, 2019, and 2021 from Royal LePage for teams of 5 or under. \*\*The #1 Top Selling Realtor in Humber Bay Shores (W06, Condos), such achievement has been based on the total combined units and the total selling dollar volume that had been sold from January 2017 to December 2022 from TREB MLS data that had been analyzed by independent third party, RE Stats. \*\*\*The #1 Top Selling Realtor at Palace Place, such achievement has been based on the number of sales that had been sold from 2010 to 2022 from TREB MLS data.

By **Luke Dalinda**

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**Palace Place**, 1 Palace Pier Court, and **Palace Pier**, 2045 Lake Shore Boulevard West, in **Humber Bay Shores**.

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**Luke Dalinda**, Realtor. **Royal LePage Real Estate Services Ltd.**, Brokerage.

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REAL ESTATE

# THE ORIGINAL PALACE PLACE PRICE CHART REPORT (SINCE 1997) 2023 EDITION



## Palace Place 1 Palace Pier Court

4 Sales - 2023

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UNIT	SQFT	AVG PRICE	AVG PPSF
01	1,985	\$1,550,000	\$781
01	2,836	\$2,359,000	\$831
02	1,204	\$1,344,000	\$1,116
02	1,186	\$1,349,000	\$1,138
03	1,985	\$1,600,000	\$807
03	2,028	\$1,600,000	\$789
04	790	\$835,000	\$1,057
04	833	\$710,000	\$852

LUKE DALINDA ACHIEVES

# \$1,141

PER  
SQ FT

FOR PALACE PLACE





### Regarding all Price Charts

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 unit are view, upgrades, renovations, the extent of wear and tear, and the motivation of the seller. 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. Sizes have been based on builder's plans. PSF = Per Square Foot, N/A = Not Available, call for evaluation. For Newport Beach only, the square footage that has been noted without the brackets has been taken from what had been advertised by the Builder in winter 1999. The square footage that has been noted inside the brackets has been taken from what had been written in the Architect's final plans in June 1999, which has been, and is, the basis for maintenance fee calculation. Because both have been promoted in the market place, both have been written in the chart. The Dalinda Report has tracked, compiled, and written market data for Humber Bay Shores since 1997. For additional information, contact us at [dalinda@Dalinda.net](mailto:dalinda@Dalinda.net). This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.

05	1,228	\$1,401,000	\$1,141
05	1,491	\$1,450,000	\$973
06	1,985	\$1,603,000	\$808
06	2,028	\$1,400,000	\$690
07	788	\$625,000	\$793
07	833	\$750,800	\$901
08	1,223	\$790,000	\$646
08	1,201	\$890,000	\$741
09	1,388	\$1,278,000	\$921
10	1,388	\$1,120,000	\$807
10	1,395	\$985,000	\$706
11	1,106	\$1,078,000	\$975
12	813	\$800,000	\$984

### PENTHOUSES

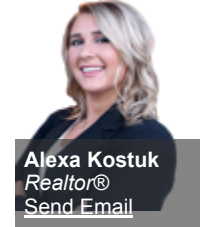
PH01	2,437	\$1,735,000	\$712
PH02	1,642	\$1,335,000	\$813
PH03	2,437	N/A	N/A
PH04	1,955	\$1,425,000	\$728
PH05	2,437	\$1,825,000	\$749
PH06	1,633	N/A	N/A
PH07	2,437	\$1,640,000	\$673
PH08	1,550	N/A	N/A

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