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**JUNE 2025**

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## **May 2025 marks a notable increase in sales.**

**By Luke Dalinda**

**(Raw Data Version)**

TORONTO – June 16, 2025

The month of May 2025 had shown significant improvement in Toronto's real estate resale market compared to April 2025, which had recorded a notable increase in sales, as the Toronto Regional Real Estate Board (TRREB) had reported 6,244 sales of single-family dwellings in May 2025.

Total sales were up by 11.5% from the 5,601 sales that had been recorded in April 2025, and total sales had decreased by 13.3% from the 7,206 sales that had been recorded in May 2024. The sales in May 2025 in relation to April 2025 had marked a robust rebound in market activity.

### **➤ The May average price had increased slightly.**

The average price in May 2025 had increased by 1.2% to \$1,120,879 from \$1,107,463 in April 2025, which had reflected modest price growth amid rising sales. The May 2025 average price had decreased by 4% from the May 2024 average price of \$1,167,646.

Looking just at the City of Toronto for May 2025, the average price for a detached home had been \$1,719,937, while the average price for a condominium apartment had totalled \$709,905, which had decreased from \$710,724.

### **➤ Active listings had increased from April to May.**

The number of active listings in May 2025 had increased by 13% to 30,964 from the 27,386 active listings in April 2025 and had increased by 41.5% from the 21,880 active listings in May 2024.

### **➤ The Humber Bay Shores average price had totalled \$710,209.**

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 48 sales in May 2025 from 37 sales in April 2025. The average condominium price in this district had totalled \$710,209 in May 2025, which had decreased by 4.8% from \$746,738 in April 2025.

➤ **The W07 average price had totalled \$1,563,267.**

Home sales of detached houses in the W07 west district, which geographically represents Sunnylea, Thomson Orchard, and Spring Garden Park, had increased to 15 sales in May 2025 from 12 sales in April 2025. The average detached home price in this district had totalled \$1,563,267 in May 2025, which had decreased by 7.5% from \$1,690,292 in April 2025.

➤ **The W08 average price had totalled \$2,039,471.**

Home sales of detached houses in the W08 west district, which geographically represents Edenbridge, Humber Valley, North Drive, and The Kingsway, had decreased to 54 sales in May 2025 from 59 sales in April 2025. The average detached home price in this district had totalled \$2,039,471 in May 2025, which had increased by 0.8% from \$2,023,331 in April 2025.

➤ **The W01 average price had totalled \$1,879,938.**

Home sales of detached houses in the W01 west district, which geographically represents Riverside Drive, Brule Gardens, and South Kingsway, had decreased to 16 sales in May 2025 from 17 sales in April 2025. The average detached home price in this district had totalled \$1,879,938 in May 2025, which had decreased by 9.5% from \$2,078,255 in April 2025.

➤ **The Oakville average price had totaled \$2,049,830.**

Home sales of detached houses in Oakville had increased to 151 sales in May 2025 from 117 sales in April 2025. The average detached home price in this district had totaled \$1,934,063 in May 2025, which had decreased by 4.8% from \$2,032,729 in April 2025.

***Where is the market?***

There are currently 347 condos for sale in Humber Bay Shores.

To date in 2025, there had been **219 sales** of condominium units that had been sold in the Humber Bay Shores area.

Of that amount, there had been **147 sales** of condominium units that had been sold for **under \$750,000.**

During this time, there had been 74 sales of condominium units that had been sold for above the \$750,000 price point. Of that amount, there had been 39 sales of condominium units that had been sold for between \$750,000 and \$1,000,000. Of those, 3 sales were

from Palace Place, 2 were from Palace Pier, none were from Waterford, 3 were from Ocean Club, none were from Lago, and 1 was from Vita.

There had been 30 sales of condominium units that had been sold for between \$1,000,000 and \$1,500,000. Of those, 1 sale was from Palace Place, 4 were from Palace Pier, 1 was from Ocean Club, 1 was from Lago, and 2 were from Vita.

Finally, 5 sales were sold for over \$1.5M. Of those, 3 sales were from Palace Place, 1 sale was from Waterford, none were from Palace Pier, 1 was from Ocean Club.

Looking at Mirabella, which is outside Humber Bay Shores, there are currently 30 condos for sale at Mirabella.

There were 6 sales to date in 2025 at Mirabella.

There had been 5 sales that had been sold for under the \$750,000. During this time, there had been 1 sale above the \$750,000 price point. Of that amount, there had been no sales of condominium units that had been sold for between \$750,000 and \$1,000,000.

Finally, there was 1 sale that had been sold from \$1M to \$1.2M.

Water's Edge, 38 Annie Craig Drive, a 56-storey tower, has just been completed and will be bringing new resale inventory to market in 2025.

To view the Palace Place Price Chart, click here:

<https://www.dalinda.net/price-charts/palace-place-2025/>

To view the Mirabella Price Chart, click here:

<https://www.dalinda.net/price-charts/mirabella-condos-2025/>

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

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

This report article has been written by Luke

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REAL ESTATE SERVICES

THE ORIGINAL PALACE PLACE PRICE CHART REPORT

(SINCE 1997)

2025 EDITION



Palace Place

1 Palace Pier Court

10 Sales - 2025

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Previous Years: [2024](#), [2023](#)

UNIT	SQFT	AVG PRICE	AVG PPSF
01	1,985	\$1,550,000	\$781
01	2,836	\$2,875,000	\$1,014
02	1,204	\$1,344,000	\$1,116

LUKE DALINDA ACHIEVES

\$1170

PER

02	1,186	\$1,388,000	\$1,170
03	1,985	\$2,200,000	\$1,108
03	2,028	\$2,000,000	\$986
04	790	\$835,000	\$1,057
04	833	\$973,000	\$1,168
05	1,228	\$1,401,000	\$1,141
05	1,491	\$1,491,000	\$1,000
06	1,985	\$1,870,000	\$942
06	2,028	\$1,835,000	\$905
07	788	\$685,000	\$869
07	833	\$750,800	\$901
08	1,223	\$790,000	\$646
08	1,201	\$980,000	\$815
09	1,388	\$1,278,000	\$921
10	1,388	\$1,250,000	\$900
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	\$2,398,000	\$984
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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Regarding all Price Charts

**\$1,170** PER SQUARE FOOT

FOR PALACE PLACE

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ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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**\$2,875,000**

FOR PALACE PLACE

**THE BIGGEST SALE IN PALACE PLACE HISTORY**

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### THE UNRIVALLED IMPACT OF LUKE DALINDA ON PALACE PLACE SALES



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, regretfully, 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.



**\$750 PER SQUARE FOOT**  
First to have achieved \$900 per square foot.

**2018**

**\$864 PER SQUARE FOOT**  
First to have achieved \$800 per square foot.

**2012**

**\$512 PER SQUARE FOOT**  
First to have achieved the \$500 per square foot mark.

**1998**

**\$275 PER SQUARE FOOT**  
First record price since Palace Place achieved independence from Citibank.  
(At the time, suites were selling as low as \$170 per square foot)

**IF IT IS "JUST THE MARKET", WHY DON'T OTHERS GET THESE PRICES?  
CALL ME TO FIND OUT WHY, AND GET THERE FIRST WITH LUKE DALINDA!**

Sign up at [PalacePlace.com](http://PalacePlace.com) for all the latest market news, information, and the original Palace Place price chart report!

**LUKE DALINDA**  
Realtor®

*I am obsessed with setting real estate price records. It is in my DNA, and it has always been my passion. Even now, 28-years later in the industry.*

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HUMBER BAY SHORES

**ROYAL LEPAGE** 416-725-7170 The #1 Top Selling Realtor at Palace Place  
LDalinda@Dalinda.net The #1 Top Selling Realtor in Humber Bay Shores (W06, Condos)

\*Top one sales volume receipt, such achievement has been based on the number of record prices that Luke Dalinda has set at Palace Place since 1997. \*\*The #1 Top Selling Realtor in Humber Bay Shores (W06, Condos), such achievement has been based on the total recorded units and the total selling dollar volume that had been sold from January 2017 to December 2024 from 1998 MLS data that had been analyzed by independent third party, RE Data. \*\*\*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 2024 from 1998 MLS data that intended to sell all properties under contract.

**Previous Years: [2024](#), [2023](#)**

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\*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 2024 from TREB MLS data that had been analyzed by independent third party, RE Stats.

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REAL ESTATE SERVICES

MIRABELLA CONDOS PRICE CHART

2025 EDITION



Mirabella  
Condos

1926 & 1928 Lake  
Shore Blvd W

6 Sales - 2025

© Luke Dalinda 2025

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Previous Years: [2024](#), [2023](#)

UNIT		FLOORS	TYPE	SQFT	AVG	AVG
MODEL	NUMBERS					

Regarding all Price Charts



MODEL	NUMBERS (FLOORS)	FLOORS	TYPE	SQFT	PRICE	PPSF
<b>EAST TOWER - 1926 LAKE SHORE BLVD W</b>						
Suite A	01	12-26	1 Bed + Den	687	\$660,000	\$961
Suite BE	02	12-32	1 Bed + Den	570	\$660,000	\$1,157
Suite CE	03	12-32	1 Bed	457	\$540,000	\$1,182
Suite DE	05	12-26	2 Bed	764	\$682,500	\$893
Suite EMSS	05 (33-42) 06 (12-32)		2 Bed + Den	764	\$899,000	\$1,176
Suite FMS2	07	12-32	2 Bed	975	\$1,184,000	\$1,214
Suite G	08	12-26	1 Bed + Den	680	\$700,000	\$1,029
Suite G	09	12-26	1 Bed + Den	680	\$747,000	\$1,098
Suite HS3	10	12-32	3 Bed	975	N/A	N/A
Suite WMSS	10 (33-42) 11 (12-32)		2 Bed + Den	772	\$785,000	\$1,017
Suite J	12	12-26	1 Bed + Den	770	\$668,000	\$867
Suite CW	15	12-32	1 Bed	457	\$489,000	\$1,070
Suite BW	16	12-32	1 Bed + Den	570	\$610,000	\$1,070
Suite K	17	12-26	1 Bed + Den	687	\$725,000	\$1,055
Suite EMS	05	27-32	2 Bed + Den	764	N/A	N/A
Suite DW	12	27-32	2 Bed	770	\$985,000	\$1,279
Suite AB	01 (30-32) 01 (33-39)		1 Bed + Den	700	\$790,000	\$1,128
Suite HN3	02	33-41	3 Bed	995	\$1,020,000	\$1,025
Suite EMS	03	33-42	2 Bed + Den	764	N/A	N/A
Suite LE	06	33-42	2 Bed	977	\$1,162,500	\$1,190

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Suite GB	07 (33-39) 08 (30-32)		1 Bed + Den	700	\$850,000	\$1,214
Suite GB	08 (33-39) 09 (30-32)		1 Bed + Den	700	\$781,500	\$1,116
Suite LW	09	33-42	2 Bed + Den	977	\$1,350,000	\$1,381
Suite DW	11	33-42	2 Bed	770	\$815,000	\$1,058
Suite M3	12	33-41	3 Bed	995	\$1,175,000	\$1,180
Suite KB	15 (33-39) 17 (30-32)		1 Bed + Den	700	N/A	N/A
Suite AR	01 (27-29) 01 (40-42)		1 Bed + Den	687	\$800,000	\$1,164
Suite GR	07 (40-42) 08 (27-29)		1 Bed + Den	680	\$719,000	\$1,057
Suite GR	08 (40-42) 09 (27-29)		1 Bed + Den	680	\$730,000	\$1,073
Suite KR	15 (40-42) 17 (27-29)		1 Bed + Den	687	\$660,000	\$961
Suite LNE	02	42	2 Bed + Den	977	\$1,250,000	\$1,279
Suite LNW	12	42	2 Bed + Den	977	\$1,175,000	\$1,202
PH 01	01	43	2 Bed + Den	1,510	N/A	N/A
PH 02	02	43	2 Bed + Den	764	N/A	N/A
PH 03	03	43	2 Bed + Den	764	N/A	N/A
PH 05	05	43	2 Bed + Den	1,485	\$2,305,000	\$1,552
PH 06	06	43	2 Bed + Den	1,485	\$2,500,000	\$1,683
PH 07	07	43	2 Bed + Den	772	N/A	N/A
PH 08	08	43	2 Bed	770	\$795,000	\$1,032
PH 09	09	43	2 Bed + Den	1,510	N/A	N/A

### WEST TOWER - 1928 LAKE SHORE BLVD W

Suite K-W	01	12-26	1 Bed + Den	676	\$763,000	\$1,128
Suite BE-W	02	12-26	1 Bed + Den	550	\$518,000	\$941
Suite CE-W	03	12-26	1 Bed	460	\$500,000	\$1,087
Suite DE-W	03 (27-32) 03 (33-42) 05 (12-26)		2 Bed	772	\$925,000	\$1,198
Suite EMSS-W	05 (27-32) 05 (33-42) 06 (12-26)		2 Bed + Den	772	\$1,010,000	\$1,308
Suite FMS2E-W	06 (27-32) 07 (12-26)		2 Bed	978	\$1,350,000	\$1,308
Suite G-W	08, 09 (12-26)		1 Bed + Den	692	\$749,000	\$1,082
Suite FMSW2-W	09 (27-32) 10 (12-26)		2 Bed	978	\$1,099,000	\$1,123
Suite WMSS-W	10 (27-32) 10 (33-42) 11 (12-26)		2 Bed + Den	764	N/A	N/A
Suite WMS-W	11 (27-32) 11 (33-41) 12 (12-26)		2 Bed + Den	764	\$815,000	\$1,066
Suite CW-W	15	12-26	1 Bed	460	\$510,000	\$1,108
Suite BW-W	16	12-26	1 Bed + Den	550	\$725,000	\$1,318
Suite A-W	17	12-26	1 Bed + Den	676	\$769,000	\$1,137
Suite KR-W	01	27-42	1 Bed + Den	676	\$707,000	\$1,045
Suite M3-W	02	27-42	3 Bed + Den	1,032	\$1,150,000	\$1,114
Suite GR-W	07, 08	27-32	1 Bed + Den	692	\$720,000	\$1,040
Suite HN3-W	12	27-41	3 Bed + Den	1,042	\$1,070,000	\$1,026



Suite AR-W	15	27-42	1 Bed + Den	676	\$825,000	\$1,220
Suite GB-W	07, 08	30-39	1 Bed + Den	700	N/A	N/A
Suite LE-W	06	33-42	2 Bed	974	\$1,350,000	\$1,386
Suite LW-W	09	33-42	2 Bed	974	\$1,375,000	\$1,411
Suite GG-W	07	40-42	3 Bed	1,380	\$1,720,000	\$1,246
Suite LNE-W	02	42	2 Bed + Den	956	\$1,150,000	\$1,202
Suite LNW-W	11	42	2 Bed + Den	956	\$1,150,000	\$1,202
PH01-W	01	43	2 Bed	1,527	N/A	N/A
DE-W	02	43	2 Bed + Den	772	N/A	N/A
EMSS-W	03	43	2 Bed + Den	772	\$900,000	\$1,165
PH 05-W	05	43	2 Bed + Den	1,536	N/A	N/A
PH06-W	06	43	2 Bed + Den	1,539	N/A	N/A
WMSS-W	07	43	2 Bed + Den	764	N/A	N/A
WMS-W	08	43	2 Bed + Den	764	N/A	N/A
PH09-W	09	43	2 Bed + Den	1,527	N/A	N/A

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