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JANUARY 2026



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DALINDA REPORT

JANUARY 2026

TORONTO 2025: TRADE UNCERTAINTY ERODES CONFIDENCE, BUT PREMIUM POCKETS HOLD FIRM

The 2025 market had resulted in the third lowest number of sales since 2001 for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 62,433 sales of single-family dwellings in 2025.

Total sales had decreased by 7.6% from the 67,610 sales that had been recorded in 2024, which was the lowest year-end total in 25-years, and total sales had decreased by 5.2% from the 65,877 sales that had been recorded in 2023.



2025: ANNUAL REVIEW

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2025 had totalled \$1,067,968, which had decreased by 4.4% from \$1,117,623 in 2024.

Looking just at the City of Toronto for 2025, the average price for a detached home had been \$1,640,220, while the average price for a condominium apartment had totalled \$686,430, which had decreased from \$721,019 in 2024.



HUMBER BAY SHORES

The Humber Bay Shores average price had totalled \$703,873.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 423 sales in 2025 from 510 sales in 2024. The average condominium price in this district had totalled \$703,873 in 2025, which had decreased by 6.6% from \$753,956 in 2024.



SUNNYLEA

The W07 average price had totalled \$1,602,849.

Home sales of detached houses in the W07 west district, which geographically represents Sunnylea, Thomson Orchard, and Spring Garden Park, had increased to 137 sales in 2025 from 133 sales in 2024. The average detached home price in this district had totalled \$1,602,849 in 2025, which had decreased by 15% from \$1,886,918 in 2024.



THE KINGSWAY

The W08 average price had totalled \$2,780,678.

Home sales of detached houses in the W08 west district, which geographically represents Edenbridge, Humber Valley, North Drive, and The Kingsway, had increased to 144 sales in 2025 from 131 sales in 2024. The average detached home price in this district had totalled \$2,780,678 in 2025, which had increased by 0.6% from \$2,762,779 in 2024.



SWANSEA

The W01 average price had totalled \$2,135,405.

Home sales of detached houses in the W01 west district, which geographically represents Riverside Drive, Brule Gardens, and South Kingsway, had increased to 78 sales in 2025 from 76 sales in 2024. The average detached home price in this district had totalled \$2,135,405 in 2025, which had decreased by 5% from \$2,250,033 in 2024.



BABY POINT

The W02 average price had totalled \$2,076,351.

Home sales of detached houses in the W02 west district, which geographically represents Lambton and Baby Point, had increased to 40 sales in 2025 from 31 sales in 2024. The average detached home price in this district had totalled \$2,076,351 in 2025, which had decreased by 14.7% from \$2,435,886 in 2024.

OAKVILLE

The Oakville average price had totalled \$1,897,157.

Home sales of detached houses in Oakville had decreased to 1,246 sales in 2025 from 1,607 sales in 2024. The average detached home price in this district had totalled \$1,897,157 in 2025, which had decreased by 8.4% from \$2,070,557 in 2024.



HUMBER BAY SHORES

Where is the market for Humber Bay Shores condos?

In 2025, there had been 305 sales of condominium units that had been sold for under \$750,000 in the Humber Bay Shores area.

During this time, there had been 122 sales of condominium units that had been sold for above the \$750,000 price point. Of that amount, there had been 76 sales of condominium units that had been sold for between \$750,000 and \$1,000,000.

There had been 41 sales of condominium units that had been sold for between \$1,000,000 and \$1,500,000. Finally, 10 sales were sold for over \$1.5M.



OUTLOOK

The Canadian economy would gain significant stability from a robust trade agreement with the United States, provided the government can overcome its ineffective negotiation efforts and missteps. Unfortunately, such a critical deal remains in limbo and uncertainty in the economy persists. Further, a seemingly forgotten obstacle in the media is that the Canadian ban on foreign buyers remains in effect until January 1, 2027.

Anticipated rate hikes in the near future are pushing buyers to act on high-value opportunities offering sought after locations for homes and expansive layouts and stunning views for condos.

In these times of market uncertainty, it takes experience to get the deal done. Contact us today to learn how we are best suited to achieving your goals.

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LUKE DALINDA IS PROUD TO HAVE ACHIEVED
#1 TOP SELLING REALTOR IN HUMBER BAY SHORES
FOR THE 9TH CONSECUTIVE YEAR

TOP 1% IN TORONTO
#1 IN HUMBER BAY SHORES
#1 AT PALACE PLACE
18 MEDIA INTERVIEWS
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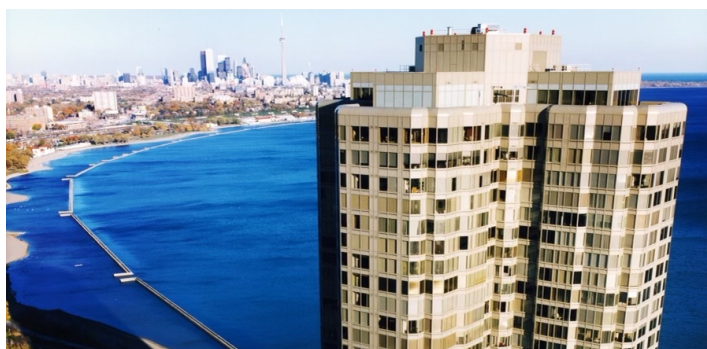


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THE ORIGINAL PALACE PLACE PRICE CHART REPORT (SINCE 1997) 2025 EDITION



Palace Place 1 Palace Pier Court

20 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
02	1,186	\$1,388,000	\$1,170
03	1,985	\$2,200,000	\$1,108
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LUKE DALINDA ACHIEVES

\$1,170 PER SQ FT

FOR PALACE PLACE

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

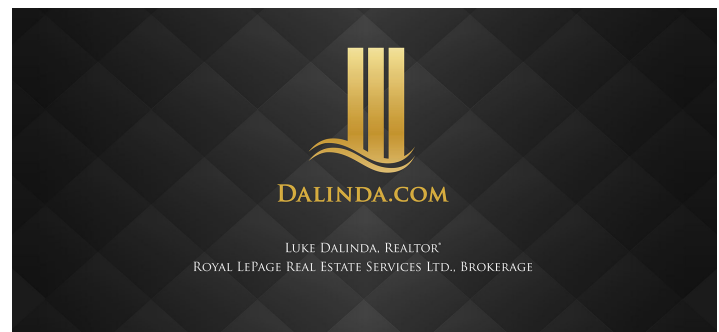
PENTHOUSES

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

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



LUKE DALINDA ACHIEVES

\$2,875,000

FOR PALACE PLACE

THE BIGGEST SALE IN PALACE PLACE HISTORY

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ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



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. 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 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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**#1
TOP SELLING
REALTOR**
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 1% in Canada, such achievement has been based on the gross, closed commissions that had been collected by the Dalinda Team from 2018 to 2025 from Royal LePage for teams of 3 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 2025 from TRREB 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 2024 from TRREB MLS data that intended to sell 10 properties under contract.

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Luke Dalinda
Realtor®
[Send Email](#)

Daiva Dalinda
Broker
[Send Email](#)

Alexa Kostuk
Realtor®
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MIRABELLA CONDOS PRICE CHART

2025 EDITION



Mirabella Condos

1926 & 1928 Lake Shore Blvd W

17 Sales - 2025

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

MODEL	UNIT NUMBERS (FLOORS)	FLOORS	TYPE	SQFT	AVG PRICE	AVG PPSF
EAST TOWER - 1926 LAKE SHORE BLVD W						

Regarding all Price Charts

Prices have been based on sales that have been recorded by the Toronto Real Estate Board. Remember

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	\$690,000	\$903
Suite LE	06	33-42	2 Bed	977	\$1,162,500	\$1,190
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

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. 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. This price chart report has been written by The Dalinda Report. All Price Charts are TM and ©, Luke Dalinda. All rights reserved.

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

	20)					
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 INE W	02	42	2 Bed + Den	956	\$1,150,000	\$1,202

LINE-#			1 Den			
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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