



LUKE DALINDA
SALES REPRESENTATIVE, **TOP 1% IN CANADA***

THE DALINDA REPORT

Est. 1997

JANUARY 2019

THE ORIGINAL
HUMBER BAY SHORES REPORT
& PRICE CHARTS (SINCE 1997)

PALACE PLACE/PIER • LAGO • WATERFORD • NEWPORT BEACH • OCEAN CLUB • GRENADIER LANDING • NAUTILUS • MARINA DEL REY

LUKE DALINDA ACHIEVES HISTORIC RECORD PRICES FOR HUMBER BAY SHORES IN 2018!

2018

The 2018 market had resulted in measured performance with slower paced sales for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 77,426 sales of single-family dwellings in 2018.

Total sales had decreased by 16.1% from the 92,263 sales that had been recorded in 2017, and total sales had decreased by 31.5% from the record 113,040 sales that had been recorded in 2016.

THE YEAR-END AVERAGE PRICE HAD DECREASED BY 4.2%.

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2018 had totaled \$787,300, which had decreased by 4.3% from \$822,572 in 2017.

DECEMBER 2018

The month of December had also proved challenging for Toronto's real estate resale market, which had resulted in declining sales, as the Toronto Real Estate Board had reported 3,781 sales of single-family dwellings in December 2018.

Total sales were down by 22.4% from the 4,876 sales that had been recorded in December 2017, and total sales had decreased, not due to traditional slowdown but rather new government measures to cool the market, by 21.9% from the 6,251 sales that had been recorded in November 2018.

The average price in December 2018 had decreased by 4.8% to \$750,180 from \$788,345 in November 2018. The December 2018 average price had increased by 2.1% from the December 2017 average price of \$734,847. Looking just at the City of Toronto, the average price for a detached home had been \$1,145,892, while the average price for a condominium apartment had totaled \$594,381.

The number of active listings in December 2018 had decreased by 30% to 11,431 from the 16,420 active listings in November 2018 and had decreased by 11.6% from the 12,926 active listings in December 2017.



THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED \$566,972.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 47 sales in December 2018 from 76 sales in November 2018. The average condominium price in this district had totaled \$566,972 in December 2018, which had increased by 0.7% from \$562,937 in November 2018, while the median price in December 2018 had equaled \$515,000, which had been up from \$496,950 in November 2018.

WHERE WAS THE MARKET IN 2018?

In 2018, there had been **153 sales** of condominium units that had been sold for **under \$450,000** in the Humber Bay Shores area.

During this time, there had been 630 sales of condominium units that had been sold for above the \$450,000 price point. Of that amount, there had been 196 sales of condominium units that had been sold for between \$500,000 and \$600,000. Of those, 5 sales were from Palace Place, 1 was from Palace Pier, 2 were from Newport Beach, 8 were from Waterford, and 14 were from Lago. In 2018, there had been 68 sales of condominium units that had been sold for between \$700,000 and \$900,000. Of those, 2 sales were from Palace Place, 12 were from Palace Pier, and 4 were from Lago.

Finally, 39 sales were sold for over \$1M. Of those, 12 sales were from Palace Place, 2 sales were from Waterford, 5 were from Palace Pier, 1 was from Newport Beach, and 7 were from Lago.

CONDO SPOTLIGHT

Palace Place had experienced its best year ever in 2018. Total sales had remained unchanged from 26 sales in 2017 to 26 sales in 2018. The average price per square foot had increased from \$560 in 2017 to **\$585 in 2018**. I was thrilled and honored to have set the new record price at Palace Place in 2018 at **\$864 per square foot**.

Over at Palace Pier sales had decreased from 28 sales in 2017 to 23 sales in 2018. Here it was with great honor that I had set one of the highest prices at The Pier by having achieved a sale price of **\$1.8M or \$545 per square foot**.

At Lago, we saw 55 sales in 2018, up from 50 in 2017. Here I had also set one of the highest prices ever achieved for this amazing new build at **\$1.41M or \$1,005 per square foot**.

These are but a few of the incredible achievements in 2018 that have allowed me to become the #1 Top Selling Realtor for Humber Bay Shores, Toronto for both total combined units sold and total selling dollar volume! In addition, we had also achieved Top 1% in Canada status at Royal LePage! I would like to thank my incredible clients and amazing dream team for your support in this milestone.

The biggest disservice that you could do in 2019 is to sell your suite for less than you deserve. It costs nothing to meet with us to discuss setting a record price for your condominium suite. Call us today to learn of the unique difference that only the Dalinda Team can offer. Achieve your goals, and get the deal done!



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GET THE DEAL DONE WITH THE #1 TOP SELLING REALTOR IN HUMBER BAY SHORES!

*Top 1% in Canada, such achievement has been based on the gross, closed commissions that had been collected by the Dalinda Team in 2014 and in 2017 from Royal LePage for teams of five members or less. This report article has been written by Luke Dalinda. All statistics have been provided by the Toronto Real Estate Board, Royal LePage, and The Dalinda Report. TM © 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. 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.

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PALACE PLACE

1 Palace Pier Court
27 Sales - 2018



WATERFORD

2083, 2087, 2095
Lake Shore Boulevard W
19 Sales - 2018

UNIT	SQUARE FOOTAGE	CURRENT AVG PRICE	CURRENT AVG PRICE PSF
01	1,985	\$1,269,000	\$639
01	2,836	\$2,359,000	\$831
02	1,204	\$750,000	\$623
02	1,186	\$1,025,000	\$864
03	1,985	\$1,410,000	\$710
03	2,028	\$1,360,000	\$670
04	790	\$550,000	\$696
04	833	\$375,000	\$450
05	1,228	\$679,000	\$552
05	1,491	\$975,000	\$654
06	1,985	\$1,445,000	\$728
06	2,028	\$1,400,000	\$690
07	788	\$495,000	\$628
07	833	\$500,000	\$600
08	1,223	\$581,000	\$475
08	1,201	\$699,000	\$582
09	1,388	\$785,000	\$565
10	1,388	\$710,000	\$511
10	1,395	\$810,000	\$583
11	1,106	\$595,000	\$538
12	813	\$370,000	\$455

PENTHOUSES

PH01	2,437	N/A	N/A
PH02	1,642	N/A	N/A
PH03	2,437	N/A	N/A
PH04	1,955	N/A	N/A
PH05	2,437	N/A	N/A
PH06	1,633	N/A	N/A
PH07	2,437	N/A	N/A
PH08	1,550	N/A	N/A

BUILDING A – 2095 LAKE SHORE

SIZE	UNIT	FLOORS	CURRENT AVG PRICE	CURRENT AVG PRICE PSF
2,853	15	1-3	N/A	N/A
2,686	15	4-8	\$1,517,500	\$564
2,864	16	1-3	N/A	N/A
2,672	16	4-8	\$1,500,000	\$561
2,020	17	1-3	\$1,190,000	\$589
1,813	17	4-8	\$1,610,000	\$888
1,585	18	1-8	\$1,375,000	\$868
1,201	19	1-3	N/A	N/A
2,133	19	4-8	\$1,600,000	\$750
953	20	1-3	\$ 457,000	\$480

PENTHOUSES

4,476	15
4,608	19

BUILDING B – 2087 LAKE SHORE

750	01	2-16	\$480,000	\$640
595	02	1-16	\$470,000	\$790
682	03	1-16	\$510,000	\$747
1,144	04	1-16	\$655,000	\$573
965	05	1-16	\$459,000	\$475
595	06	1-16	\$410,000	\$690
750	07	2-16	\$495,000	\$660

BUILDING C – 2083 LAKE SHORE

750	08	1-16	\$589,000	\$785
595	09	1-16	\$460,000	\$773
965	10	1-16	\$572,000	\$593
1,144	11	1-16	\$436,000	\$389
682	12	1-16	\$500,000	\$733
656	13	1-16	\$480,000	\$731
712	14	2-16	\$475,000	\$667

Building A ground floor and building B & C penthouse price list available upon request



OCEAN CLUB

59 Annie Craig Drive
60 Annie Craig Drive (Boutique)
46 Sales - 2018

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT AVERAGE PRICE PER SF
535	8	9 to 26	\$395,000	\$738
570	6	9 to 34	\$480,000	\$842
600	9	9 to 26	\$470,000	\$783
635	7	9 to 24	\$506,000	\$797
785	7	25 to 32	\$530,000	\$675
1,030	7	33 to 36		
595	2	8 to 36	\$570,000	\$957
615	1	3 to 7		
645	1	8 to 36	\$508,000	\$787
680	10	8 to 26	\$576,000	\$847
810	5	8 to 32	\$605,000	\$747
1,230	5	39		
975	4	8 to 34	\$880,000	\$902
1,095	3	8 to 36	\$922,975	\$890
635	3	37 to 38	\$467,000	\$735
440	12	4 to 7	\$325,000	\$738
535	6	3 to 7	\$445,000	\$831
575	5	3 to 7		
590	11	4 to 7	\$471,500	\$799
595	7	2 to 7	\$478,000	\$803
625	6	2 to 7	\$448,000	\$716
635	5	31 to 34		
650	13	3 to 7	\$437,500	\$673
735	8	4 to 7	\$545,000	\$741
745	15	4 to 7	\$555,000	\$745
750	16	4 to 7	\$575,000	\$767
870	4	3 to 7		
770	10	4 to 7		
790	2	3 to 7	\$611,800	\$774
900	8	25 to 32	\$695,000	\$772
995	3	3 to 7	\$800,000	\$804

BOUTIQUE (60 ANNIE CRAIG DRIVE)

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT PSF
395	14	2 to 9	\$359,000	\$908
505	7	2 to 9	\$359,000	\$710
515	06, 08, 11	2 to 9	\$425,000	\$825
520	13	2 to 9	\$385,000	\$740
530	09, 10	2 to 9	\$408,000	\$770
535	16	2 to 9	\$450,000	\$841
690	16, 17	2 to 3		
600	01	2 to 9	\$475,000	\$791
605	05	2 to 9	\$397,500	\$657
715	12	2 to 9	\$465,500	\$651
590	15	2 to 3		
790	15	4 to 9	\$584,000	\$740
705	03, 02	2 to 9	\$530,000	\$751
755	04	2 to 9	\$532,000	\$705
815	06	10 to NA	\$502,500	\$617
740	18	2 to 3		



GRENADIER LANDING

5 MARINE PARADE DRIVE
17 Sales - 2018

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT AVG PRICE PER SF
805	10	N/A	\$312,000	\$387
818	01/19	1	\$319,000	\$390
866	02/18	1	N/A	N/A
1,005	03/17	1	\$510,000	\$507
955	04/16	1	\$379,500	\$397
766	05/15	1	N/A	N/A
711	06/14/08/12	1	\$335,000	\$471
704	07/13/09/11	1	\$540,000	\$767
664	26/27	1	\$215,000	\$324
815	01/21	2	\$257,500	\$315
866	02/20	2	\$630,000	\$727
990	03/19	2	\$368,000	\$371
1,044	04/18	2	\$850,000	\$814
917	05/17	2	\$356,000	\$388
700	06/16/08/14	2	\$435,000	\$621
704	07/15/09/13	2	\$375,000	\$532
807	11	2-N/A		\$425
805	12	2-N/A	\$460,000	\$571
664	22/23	2	\$449,900	\$677
718	01/28	3-6	\$455,000	\$633
716	02/27	3-6	\$560,600	\$783
642	03/26	3-6	\$345,000	\$537
866(856-25)	04/25	3-(6)	\$373,000	\$430
990(983-24)	05/24	3-(6)	\$595,000	\$494
1,044	06/23	3-6	\$815,000	\$780
917	07/22	3-6	\$425,000	\$463
700	08/10/19/21	3-6	\$510,000	\$728
704(700-11)	09/20/18/11	3-(6)	\$515,000	\$731
805	12/17	3-6	\$350,000	\$434
681	13/16	3-6	\$465,000	\$682
1,188	14/15	3-6	\$572,500	\$481
664	29/30	3-6	\$459,900	\$692
718	01/16	7	N/A	N/A

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT PSF
732	02/15	7	\$340,000	\$464
642	03/14	7	\$226,000	\$352
995	04/13	7	\$535,000	\$537
1,276	05/12	7	\$655,000	\$513
903	06/07/10/11	7	\$415,677	\$460
688	08/09	7	\$234,900	\$344
689	17/18	7	\$285,000	\$414
718	01/16	8-9	\$440,000	\$612
716	02/15	8-9	\$356,000	\$497
642	03/14	8-9	\$530,000	\$825
997	04/13	8-9	\$524,000	\$525
1,315	05/12	8-9	N/A	N/A
902	06/07/10/11	8-9	\$552,000	\$612
686	08/09	8-9	\$510,000	\$743
689	18/17	8-9	\$338,000	\$490
718	01/12	10-11	\$390,000	\$543
716	02/11	10-11	\$495,000	\$691
1,285	03/10	10-11	\$641,500	\$500
1,610	04/09	10-11	\$750,000	\$465
902	05/08	10-11	\$540,000	\$598
986	06/07	10-11	\$579,500	\$587
689	14/13	10-11	\$525,000	\$762
974	01/08	12	\$350,000	\$360
1,343	02/07	12	N/A	N/A
1,354	03/06	12	\$1,025,000	\$757
932	04/05	12	\$558,756	\$600
689	09/10	12	\$322,000	\$467
2,317	01/02 (special)		\$825,000	\$356

TOWNHOUSES

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT PSF
1,945	20/25		\$1,110,000	\$570
2,119	21/24		\$1,370,000	\$646
2,268	22/23		\$1,600,000	\$705



LAGO

56 Annie Craig Drive
55 Sales - 2018

*For Podium & Riva del Lago prices please call or email

UNIT NUMBER	FLOORS	SQUARE FEET	CURRENT AVG PRICE	CURRENT AVERAGE PRICE PER SF
01, 06	5 to 15	573	\$460,000	\$802
02	5 to 15	759	\$591,000	\$778
03	5 to 15	670	\$529,000	\$790
04	5 to 15	759	\$490,000	\$645
05, 11	5 to 15	574	\$452,000	\$787
07	5 to 15	600	\$481,100	\$801
08	5 to 15	461	\$420,000	\$911
09	5 to 15	424	\$375,000	\$884
10	5 to 15	636	\$451,000	\$710
01	16 to 39	1,083	\$875,000	\$808
02	16 to 39	712	\$600,000	\$842
03	16 to 39	1,003	\$880,000	\$872
03, 08	40 to 48	663	\$607,000	\$915
04, 09	16 to 39	663	\$535,000	\$807
04, 07	40 to 48	714	\$620,000	\$868
05, 08	16 to 39	714	\$632,000	\$885
05	40 to 48	551	\$379,000	\$687
06	16 to 39	551	\$450,000	\$817
06	40 to 48	552	\$458,000	\$829
07	16 to 39	552	\$465,000	\$842
01	40 to 48	1,403	\$1,410,000	\$1,004
02	40 to 48	1,408	\$1,380,000	\$980
01	49 to 50	1,701	\$1,850,000	\$1,089
01, 02	49 to 50	3,283		
02	49 to 50	1,582		
03	49 to 50	1,211		
04	49 to 50	829		
05	49 to 50	1,372		



NAUTILUS

16 Brookers Lane
21 Sales - 2018

SQUARE FEET	FLOORS	UNIT	CURRENT AVERAGE PRICE	CURRENT PSF
645	14 to 27	05	\$460,000	\$713
649	14 to 27	06	\$480,000	\$740
722	14 to 27	03	\$471,500	\$653
	28 to 36	02	\$350,000	\$485
790	4	03	\$398,000	\$504
802	14 to 27	04	\$505,000	\$629
	28 to 36	03	\$615,000	\$767
857	28 to 39	01	\$590,000	\$688
880	3	08	\$385,000	\$438
	5 to 12	11	\$585,000	\$664
910	37 to 39	03	N/A	N/A
912	28 to 37	04	\$485,000	\$531
980	14 to 27	09	\$647,000	\$660
1,020	14 to 27	07	\$825,000	\$808
1,040	14 to 27	08	\$904,000	\$870
	28 to 36	08	\$640,000	\$615
1,285	37 to 39	02	N/A	N/A
1,418	28 to 36	05	\$895,000	\$631
1,655	37 to 39	04	\$995,000	\$601
1,735	37 to 39	05	\$1,080,000	\$622



NEWPORT BEACH

2111 Lake Shore B W
8 Sales - 2018

PLEASE NOTE:

As there is little turnover in some buildings, some prices may be older simply because of a lack of recent sales.

Please call for an accurate evaluation.

WHAT YOU GET WHEN YOU LIST WITH LUKE DALINDA

BETTER EXPOSURE. BETTER RESULTS.

- ✓ I have set **numerous record prices in Humber Bay Shores**, and, at the same time, I have saved clients thousands of dollars with my very competitive commission rates.
- ✓ I am the only Humber Bay Shores realtor to have been recognized as a **Platinum Level Marketer in The Toronto Star**, and I have advertised significantly in **The Globe & Mail** too. I also advertise in **The Home News**, Etobicoke and Swansea Village editions, & **Listed** magazine.
- ✓ My listings are among the **highest-ranking search results** on Google.
- ✓ My listings are **featured exclusively among the world's finest real estate at LuxuryHomes.com** and in **Asian market newspapers & websites**.
- ✓ **The Dalinda Report**, the original Palace Place and Humber Bay Shores newsletter, is sent to **thousands of households in Toronto West**.

✓ I offer professional photography, home staging options, and **incomparable marketing flyers and Internet exposure**.

✓ As a condominium board director, I have the **condominium acumen** needed to ensure that **your interests are fully protected**.

✓ The Dalinda Team's significant home business in Toronto West offers exclusive crossover opportunities for our condo clients.
Home sellers often become condo buyers.

Simply listing on MLS is just not enough. As your fellow owner, **I have been working extremely hard to increase the values of our condos and to earn the right to represent you.**

GET THE DEAL DONE.

I am available 24/7.

Tel: 416-725-7170
LDALINDA@DALINDA.NET

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

NORTH TOWER

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT AVGPSP
665 (672)	11	2 - 16	\$463,000	\$696 (688)
665 (672, 675 - 7th FLR)	01	2 - 7	\$281,000	\$422 (418)
680 (679)	10	2-7	\$340,000	\$500 (500)
695 (696)	07	3-7	\$500,000	\$720 (718)
815 (805 -2ndFLR, 801)	09	2-7	\$348,000	\$427 (432)
960 (962)	05	3-7	\$529,800	\$551 (550)
1,025 (1,028)	08	2-7	\$420,000	\$409 (408)
1,045 (1,045)	06	3-16	\$520,000	\$497 (497)
1,260 (1,261)	03	2-7	\$650,000	\$515 (515)
1,330 (1,323 -2ndFLR, 1,316)	02	2-7	\$329,500	\$247 (250)
1,190 (1,165)	09	8-16	\$510,000	\$428 (437)
1,280 (1,285)	08	8-16	\$650,000	\$507 (505)
1,575 (1,541)	02	8-16	\$550,000	\$349 (356)
1,580 (1,595)	03	8-16	\$595,000	\$377 (373)
850 (858)	03	1-N/A	\$312,000	\$367 (363)
1,255 (1,256)	05	1-2 (2-storey)	\$610,000	\$486 (485)
1,365 (1,366)	06	1-2 (2-storey)	N/A	N/A
1,475 (1,478)	07	1-2 (2-storey)	\$520,000	\$352 (351)
1,500 (1,496)	08	1-2 (2-storey)	N/A	N/A
1,225 (1,220)	09	17-18, LPH, PH	\$435,500	\$355 (357)
1,440 (1,595)	08	17-18, LPH, PH	\$745,000	\$517 (467)
1,795 (1,774)	02	17-18, LPH, PH	N/A	N/A
2,260 (2,264)	03	17-18, LPH, PH	\$1,360,000	\$601 (600)

SOUTH TOWER

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT AVGPSP
685 (692)	20	2-16	\$465,000	\$678 (672)
840 (830)	14	2-N/A	\$278,000	\$331 (334)
1,055 (1,032)	12	2-16	\$640,000	\$606 (620)
1,052	17	3-7	\$329,000	\$312
1,075 (1,071 -2ndFLR, 1,066)	19	2-7	\$435,000	\$405 (406)
1,400 (1,401)	18	2-7	\$641,000	\$457 (457)
1,045 (1,043)	16	3-16	\$396,000	\$378 (379)
1,610 (1,549 -7thFLR, 1,580)	15	3-16	\$727,000	\$451 (469)
1,625 (1,614 -3rd,5th,6th, 1,617 - 7th, 1,609)	14	3-16	\$1,055,000	\$650 (653)
1,240 (1,218)	18	8-16	\$437,500	\$352 (359)
1,310 (1,313 - 8thFLR, 1,316)	17	8-16	\$564,000	\$430 (429)
1,240 (1,256)	18	1-2 (2-storey)	\$380,000	\$306 (302)
1,340 (1,368)	19	1-2 (2-storey)	N/A	N/A
1,420 (1,430)	20	1-2 (2-storey)	\$547,000	\$385 (382)
1,425 (1,406)	21	1-2 (2-storey)	\$485,000	\$340 (344)
1,420 (1,394 - 17-LPH, 1,400 PH)	17	17-18, LPH, PH	\$617,500	\$434 (442)
1,845 (1,822 - 17-LPH, 2,086 PH)	18	17-18, LPH, PH	\$790,000	\$428 (433)
2,225 (2,195)	15	17-18, LPH, PH	\$835,000	\$375 (380)
2,275 (2,257)	19	17-18, LPH, PH	\$750,000	\$329 (332)
4,213 (3,983)	14	18-LPH (PH)	\$1,929,000	\$457 (484)
3,440	15	1-N/A	\$1,150,000	\$272 (288)
3,527	16	1-N/A	\$1,550,000	\$439
709	22	1-N/A	\$253,000	\$357
704	12		\$214,000	\$304

TOWNHOUSES

SQUARE FEET	UNIT	FLOORS	CURRENT AVERAGE PRICE	CURRENT AVGPSP
2,585 (2,595)			\$911,000	\$352 (351)
2,630 (2,637)			\$1,380,000	\$525 (523)
2,784			\$930,000	\$334
3,518				
3,557			\$2,399,000	\$674
3,200			\$1,450,000	\$453

PALACE PLACE

PALACEPLACE.COM



Thank you for working with us on the sale of our condo at Palace Pier.

The deciding factor on choosing you was you have a huge presence in our area, plus you get top dollar for your clients. You have a track record for selling condos fast and at record prices.

There were other elements that confirmed we had made the right decision. First, was the process you go through in order for a condo to look its best, and the staging were a big bonus. The team of people you work with are top notch and very professional. The final result was amazing and it showed in the photography of our condo. Your knowledge of the real estate market, from the marketing of the condo itself to your pricing strategy is superior to any real estate agent we know. You were always very confident in your approach, while still open to our suggestions. The final outcome was the selling of our condo at a record price in our building and in one day of it being listed!

Thank you again for all your help Luke, you and your team Rock.

Sam Dotro, Palace Pier

Luke Dalinda is an excellent realtor. He is professional, organized, and provides service that is definitely above average. We have used him twice now to sell our condos. Instead of the process being stressful, he was reassuring, helpful and accommodating. Luke was very patient with us, honest and gave good advice. He has a great sense of humour, was always cheerful and walked us through the challenging process of an assignment sale with ease. His amazing approach has gotten us the highest price paid both times for a condo with the same specifications. We have recommended them to friends and family on several occasions and will continue to do so!

Azadeh Fini and Kaveh Razzaghi, LAGO

LUKE DALINDA'S 2018 PALACE PLACE SALES & LEASES

SUITE 3602*	RECORD PRICE
SUITE 4206*	RECORD PRICE
SUITE 3508****	HISTORIC RECORD
SUITE 3805*	RECORD PRICE
SUITE 2905*	RECORD PRICE
SUITE 610*	SOLD
SUITE 3001****	SOLD
SUITE 3810*	RECORD PRICE
SUITE 703*	RECORD PRICE
SUITE 1112*	LEASED
SUITE 302*	LEASED
SUITE 1505*	LEASED



For testimonials,

please visit <http://Testimonials.Dalinda.net>

* SELLER REP. ** BUYER REP. **** BUYER & SELLER REP.

RYAN SERHANT MEETS UP WITH LUKE DALINDA



PALACE PIER

2045 Lake Shore Blvd W
23 Sales - 2018



Recently, Ryan Serhant from Million Dollar Listing New York had met up with Luke Dalinda in New York City to discuss some exciting opportunities.

"Seeing someone achieve the greatness that he has achieved yet remaining as genuine and as caring as he is, is just awesome!"

– Luke Dalinda

Ryan Serhant is recognized as a real estate powerhouse. His team at Nest Seekers International sold over \$630 million in real estate in 2015 and was ranked the #1 sales team in New York State (2015) and the #5 sales team in the U.S. (2015-2017) by Wall Street Journal Real Trends.

Ryan is best known as the star of Bravo's two-time Emmy-nominated "Million Dollar Listing New York." Since Season 1 of Million Dollar Listing, Ryan and his team (The Serhant Team) have sold billions of dollars in real estate on national television.

Ryan is also producing and starring in his new show "Sell It Like Serhant". In this new series, Ryan answers the call of struggling salespeople across multiple industries who are on the brink of losing their jobs and are desperate for his expertise. With some tough love and humor, Ryan will give under-performing employees a head-to-toe business overhaul and turn them into sales machines.

Square Footage	Current AVG Price	Current AVG Price PSF
920	\$485,000	\$527
1,042		
1,127		
1,258	\$895,000	\$711
1,381	\$845,000	\$611
1,553	\$1,030,000	\$663
1,892	\$1,095,000	\$578
2,777	\$1,165,000	\$419
2,853		
3,190	\$1,550,000	\$485
3,257	\$1,560,000	\$478
3,305	\$1,800,000	\$545
3,595	\$1,325,000	\$368

*In some cases, this chart takes the current average of the southern facing suites.



ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Brokerage (The company-owned brokerage firm)

3031 Bloor Street West, Toronto, ON M8X 1C5

Luke Dalinda, Sales Representative Tel. 416.725.7170 ldalinda@Dalinda.net



GET THE DEAL DONE WITH THE #1 TOP SELLING REALTOR IN HUMBER BAY SHORES!

* The #1 Top Selling Realtor in Humber Bay Shores (W06, Condos), such achievement has been based on the selling dollar volume that had been sold from January 1, 2017 to June 30, 2017 from TREB MLS data that had been analyzed by independent third party, RE Stats. * Top 1% in Canada, such achievement has been based on the gross, closed commissions that had been collected by the Dalinda Team in 2014 and in 2017 from Royal LePage for teams of five members or less. * This is not intended to solicit clients that are under contract with a brokerage.

GET THE DEAL DONE WITH THE #1 TOP SELLING REALTOR IN HUMBER BAY SHORES!

* SELLER REP. ** BUYER REP. **** BUYER & SELLER REP.



LUKE DALINDA'S TEAM TOP 1% IN CANADA

Having achieved Top 1% in Canada status, the Dalinda Team offers expert solutions that achieve your goals and get the deal done. We pride ourselves in offering better exposure and better results. Take a look at our Testimonials. Call us today to learn of the unique difference that only the Dalinda Team can offer!

Luke Dalinda, Sales Representative

Daiva Dalinda, Broker

Valentina Morasky, Sales Representative

Alexa Kostuk, Sales Representative

Leidy Morasky, Sales Representative



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