



LUKE DALINDA
SALES REPRESENTATIVE
& VICE PRESIDENT OF PALACE PLACE (MTCC 1053)
TOP 3% IN CANADA* · THE #1 TOP SELLING REALTOR AT PALACE PLACE*

THE
DALINDA
REPORT
Est. 1997

FEBRUARY 2013

THE ORIGINAL
PALACE PLACE REPORT
AND PRICE CHART

LUKE DALINDA SAYS READ THIS!

What you really need to know about Palace Place,
the incredible opportunity and the highest price per square foot ever paid!



TORONTO – February 16, 2013

JANUARY 2013

The month of January had proved a good start for Toronto's real estate resale market, which had resulted in strong sales, as the Toronto Real Estate Board had reported 4,375 sales of single-family dwellings in January 2013.

Total sales were down by 4.2% from the 4,567 sales that had been recorded in January 2012, and total sales had increased by 18.5% from the 3,690 sales that had been recorded in December 2012.

THE JANUARY AVERAGE PRICE HAD INCREASED BY 4%.

The average price in January 2013 had increased by 1% to \$482,648 from \$478,379 in December 2012. The January 2013 average price had increased by 4% from the January 2012 average price of 63,534. The 2012 year-end cumulative average price had totaled \$497,298.

ACTIVE LISTINGS HAD INCREASED BY 16.8%.

The number of active listings in January 2013 had decreased by 2.8% to 12,868 from the 13,241 active listings in December 2012 and had increased by 16.8% from the 11,009 active listings in January 2012.

THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED \$390,462.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 29 sales in January 2013 from 26 sales in December 2012. The average condominium price in this district had totaled \$390,462 in January 2013, which had increased by 4.7% from \$372,689 in December 2012, while the median price in January 2013 had equaled \$334,900, which had been up from \$330,850 in December 2012.

The average home price in Toronto has been forecast by the Toronto Real Estate Board to increase by 3% for 2013.

According to Benjamin Tal, the renowned Deputy Chief Economist for CIBC World Markets, who had said, "We are now talking ourselves into a housing crash by creating a scenario in which every new statistic is interpreted in the most negative way with an eye on trying to constantly compare the Canadian housing market with what our neighbors to the south experienced just before their housing prices plummeted by as much as 50% in some markets.

Mr. Tal predicts prices to fall moderately over 2013.

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ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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THE DALINDA REPORT IS A MONTHLY REVIEW OF CURRENT REAL ESTATE MARKET TRENDS

* 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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LUKE DALINDA PRESENTS
PALACE PLACE

PALACE PLACE, 1 PALACE PIER COURT, SUITE 406

FOR SALE AT: \$847,000



Suite 406 is a magnificent condominium residence, with approximately 1,985 square feet of living space and enchanting views of Lake Ontario. Suite 406 has been completely renovated.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 602

FOR SALE AT: \$583,000



Suite 602 is a dramatic condominium residence, with approximately 1,204 square feet of living space and enchanting views of the city skyline and the lake.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 1211

FOR SALE AT: \$399,000



Suite 1211 is a stylish, modern condominium residence, with approximately 1,106 square feet of living space and enchanting views of the Humber River, Swansea Village, High Park, and more.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 2602

FOR SALE AT: \$597,000



Suite 2602 is a stunning condominium residence, with approximately 1,204 square feet of living space and the most dramatic views of the city skyline and the lake.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 2802

FOR SALE AT: \$619,000



Suite 2802 is a stunning, immaculate condominium residence, with approximately 1,204 square feet of living space and the most sought after views of the Toronto skyline and Lake Ontario.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

GET THE DEAL DONE WITH YOUR #1 TOP SELLING PLACE PLACE RESIDENT REALTOR!*

* Such achievement has been based on the number of sales that had been sold from 2010 to 2012 from TREB MLS data.
 * This is not intended to solicit clients that are under contract with a brokerage.

PALACE PLACE, 1 PALACE PIER COURT, SUITE 3410

FOR SALE AT: \$529,000



Suite 3410 is a spacious, magnificent condominium residence, with approximately 1,395 square feet of living space and enchanting views of the lake, Humber River, High Park, and much more!

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

PALACE PLACE, 1 PALACE PIER COURT, SUITE 4003

FOR LEASE AT: \$4,500 PER MONTH



Suite 4003 is a magnificent condominium residence, with approximately 2,028 square feet of living space and enchanting views of Lake Ontario and the city skyline.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

LUKE DALINDA'S OTHER LISTINGS

BEYOND THE SEA, 2240 LAKE SHORE B W, PENTHOUSE 01

FOR SALE AT: \$949,000



Beyond The Sea is a striking luxury condominium residence. Penthouse 01 is a spacious penthouse residence, with 3-bedrooms, approximately 1,435 square feet of living space, and the most dramatic views of the lake, Humber Bay Shores, and the city skyline.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

2289 LAKE SHORE B W, TOWNHOUSE 131

FOR SALE AT: \$998,000



At the water's edge, Townhouse Suite 131 is a magnificent, rare townhouse condominium residence, with 2,268 square feet of living space, plus a magical 28x16 foot terrace, and absolutely enchanting water views.

CONTACT LUKE DALINDA AT LDALINDA@DALINDA.NET

THE BRONFMAN RESIDENCE, 2 BRULE GARDENS



CONTACT LUKE DALINDA FOR YOUR PRIVATE VIEWING AND PRICING INFORMATION

CONTACT LUKE DALINDA NOW
416.236.1871
LDALINDA@DALINDA.NET
TO FIND OUT WHY
OUR MARKETING SERVICES
OFFER YOU MORE FOR LESS!

THE DALINDA TEAM HAS ACHIEVED TOP 3% IN CANADA STATUS SINCE 2007. *

* Such achievement has been based on the number of sales that had been sold from 2007 to 2012 from Royal LePage.

LUKE DALINDA SAYS READ THIS! (CONT'D)

According to Royal LePage, while some first-time buyers have been sidelined by new federal mortgage insurance rules introduced in 2012, the cost of mortgage financing remains at historical lows, and the desire to own property has not diminished. First-time buyers are adjusting to the new requirements by opting for cheaper homes or saving longer.

According to Phil Soper, Royal LePage President and CEO, who had said recently, "The silver lining in every real estate market correction is that there is a balance shift. After an extended period of frustrating bidding wars in key, supply-constrained regions, and spring-markets characterized by price increases that make financial planning difficult, Canadian home buyers will see momentum shift in their favor this spring. They should be met with more choice – and stable prices."

WHAT DOES THIS MEAN FOR PALACE PLACE?

Palace Place represents an incredible opportunity for buyers to purchase in a 5-star luxury condominium residence at a price per square foot that is unattainable in inferior new construction. Palace Place offers unrivaled construction and luxury, a solid financial background, and a balanced, predominantly owner-occupied, and involved community, which are critical criteria when selecting a condominium as a home or investment.

With an average price per square foot of \$405, Palace Place delivers the key fundamentals that buyers must realize that other condominiums cannot offer.

Yet, many of these inferior condominiums are charging \$700 to over \$1,000 per square foot in the name of simply being new. In today's condominium market, new becomes old fast. Buyers fail to consider the importance of buildings that have been tried and tested and that have built to a much higher standard than the standards of today.

SPECIAL ANNOUNCEMENT:

LUKE DALINDA ACHIEVES A HISTORIC \$515 PER SQUARE FOOT FOR PALACE PLACE.

I have written to proudly announce that I have set yet another record price at Palace Place by having just sold Suite 4601 for \$1,255,000, or \$515 per square foot, by having represented the seller.

With the current average price per square foot at \$405, this sale price represents the highest price per square foot ever paid at Palace Place, yet clearly shows the incredible value that Palace Place still offers buyers, who are considering inferior, new construction at \$700 to \$1,000 per square foot.

This is a historic accomplishment for Palace Place that clearly demonstrates the value of a realtor who knows his product, has key connections, and can walk his talk.

Buyers want space, and, most importantly, buyers want quality. New construction fails to deliver these two key requirements. Palace Place offers magnificent floor plans that you cannot find in new buildings today!

PALACE PLACE, 1 Palace Pier Court 2 Sales, January 1 to February 22, 2013

Unit	Square Feet	Current AVG Prices	Current AVG Prices PSF
01	1,985	\$ 820,000	\$413
01	2,836	\$ 1,150,000	\$405
02	1,204	\$ 505,000	\$420
02	1,186	\$ 580,000	\$489
03	1,985	\$ 900,000	\$453
03	2,028	\$ 859,000	\$423
04	790	\$ 350,000	\$443
04	833	\$ 349,000	\$420
05	1,228	\$ 490,000	\$400
05	1,491	\$ 620,000	\$416
06	1,985	\$ 820,000	\$413
06	2,028	\$ 784,000	\$386
07	788	\$ 300,333	\$381
07	833	\$ 329,900	\$396
08	1,223	\$ 547,000	\$447
08	1,201	\$ 400,000	\$333
09	1,388	\$ 475,000	\$342
10	1,388	\$ 457,000	\$330
10	1,395	\$ 512,500	\$367
11	1,106	\$ 372,000	\$337
12	813	\$ 320,000	\$394
PENTHOUSES			
PH01	2,437	\$ 1,255,000	\$515
PH02	1,642	\$ 625,000	\$380
PH03	2,437	\$ 1,250,000	\$512
PH04	1,955	\$ 655,000	\$335
PH05	2,437	N/A	N/A
PH06	1,633	N/A	N/A
PH07	2,437	\$ 1,070,000	\$430
PH08	1,550	\$ 530,000	\$342

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Call Luke or Luke Dalinda for more information. Ask to receive these charts regularly.
Tel: 416-238-1871 Email: Dalinda@Dalinda.net

LUKE DALINDA'S 2013 PALACE PLACE SALES

SUITE 4601 *	RECORD PRICE!	SOLD FOR \$ 1,255,000
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LUKE DALINDA'S 2012 PALACE PLACE SALES

SUITE 4110 *	RECORD PRICE!	SOLD FOR \$ 512,500
SUITE 1410 *	RECORD PRICE!	SOLD FOR \$ 457,000
SUITE 2806 **	JUST SOLD!	
SUITE 306 *	JUST SOLD!	SOLD FOR \$ 733,000
SUITE 1706 ****	RECORD PRICE!	SOLD FOR \$ 783,333
SUITE 4305 *	RECORD PRICE!	SOLD FOR \$ 620,000
SUITE 1707 *	RECORD PRICE!	SOLD FOR \$ 300,333
SUITE 3504 *	RECORD PRICE!	SOLD FOR \$ 335,000
SUITE 3705 *	RECORD PRICE!	SOLD FOR \$ 617,000
SUITE 2208 ****	RECORD PRICE!	SOLD FOR \$ 547,000
SUITE 3002 *	RECORD PRICE!	SOLD FOR \$ 580,000
SUITE 4206 *	RECORD PRICE!	SOLD FOR \$ 784,000
SUITE 4305 ****	RECORD PRICE!	SOLD FOR \$ 610,000
LEASED		
04 SUITE **	RECORD PRICE!	LEASED FOR \$ 1,800
SUITE 4009 *	RECORD PRICE!	LEASED FOR \$ 2,700

* Seller Rep. ** Buyer Rep. **** Buyer & Seller Rep

1 TO THE POWER OF 5 LUKE DALINDA'S TEAM



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DAIVA DALINDA
Broker



VALENTINA MORASKY
Sales Representative



MAUREEN GALEA, LLB
Barrister & Solicitor



IAN BAIRD, CFP
Manager Residential Mortgages
TD Canada Trust

WHEN YOU LIST WITH LUKE DALINDA, YOU ARE BACKED BY THE POWER OF THE DALINDA TEAM, WHO HAVE CONSISTENTLY ACHIEVED TOP 3% IN CANADA STATUS EVERY YEAR SINCE 2007, AS PER ROYAL LEPAGE.