



# THE DALINDA REPORT

SINCE 1997



JANUARY 2013

**LUKE DALINDA**  
SALES REPRESENTATIVE  
for Palace Place

**DAIVA DALINDA**  
BROKER  
for Grand Harbour,  
Waterford, & Waterview

**The Dalinda Report is a Monthly Review of Current Real Estate Market Trends**

**The 2012 market delivers another record year for Palace Place!**

TORONTO – Friday, January 11, 2013

## 2012

The 2012 market had delivered very strong sales for Toronto's real estate resale market, as the Toronto Real Estate Board had reported 85,731 sales of single-family dwellings in 2012.

Total sales had decreased by 4% from the 89,347 sales that had been recorded in 2011, and total sales had decreased by 0.5% from the 86,170 sales that had been recorded in 2010. The all-time record had been set in 2007 with 93,193 sales.

### The year-end average price had risen by 7%.

The year-end, January 1 to December 31, single-family dwelling cumulative average price for the Toronto area in 2012 had totaled \$497,298, which had risen by 7% from \$465,412 in 2011.

### December 2012

The month of December had proved a marked slowdown for Toronto's real estate resale market, which had resulted in declining sales, as the Toronto Real Estate Board had reported 3,690 sales of single-family dwellings in December 2012.

Total sales were down by 19.5% from the 4,585 sales that had been recorded in December 2011, and total sales had decreased by 36% from the 5,793 sales that had been recorded in November 2012.

### The December average price had increased by 6.5%.

The average price in December 2012 had decreased by 1.3% to \$478,739 from \$485,328 in November 2012. The December 2012 average price had increased by 6.5% from the December 2011 average price of \$449,566.

### Active listings had decreased by 27%.

The number of active listings in December 2012 had decreased by 27% to 13,241 from the 18,311 active listings in November 2012 and had increased by 2.9% from the 12,868 active listings in December 2011.

### The Humber Bay Shores average price had totaled \$372,689.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had decreased to 26 sales in December 2012 from 35 sales in November 2012. The average condominium price in this district had totaled \$372,689 in December 2012, which had decreased by 4.7% from \$391,188 in November 2012, while the median price in December 2012 had equaled \$330,850, which had been down from \$340,000 in November 2012.

## PALACE PLACE

Palace Place had experienced another strong year in 2012. Total sales had decreased from 37 sales in 2011 to 34 sales in 2012.

I am honored to have represented 45% of the sales at Palace Place and to have yet again set the most record prices for Palace Place by far.

## WHAT YOU GET WHEN YOU LIST WITH LUKE DALINDA\*

- I have set **more record prices at Palace Place** than any other realtor, and, at the same time, I have saved clients thousands of dollars with my very competitive commission rates.
- I am the only Palace Place realtor that is a **Platinum Level Marketer in The Toronto Star**, and I have advertised the most in The Globe & Mail.
- My Palace Place listings are **the highest-ranking search results** for Palace Place on Google.
- My listings at Palace Place are **now featured exclusively among the world's finest real estate at LuxuryHomes.com.**
- **The Dalinda Report**, the original Palace Place and Humber Bay Shores newsletter, is sent to thousands of households in Toronto West.
- Only I offer professional photography, home staging options, and **incomparable marketing flyers and Internet exposure.**
- As the longest serving realtor, when it comes to Palace Place, I wrote the book, literally.

Simply listing on MLS is just not enough. As your fellow owner and the first #1 top realtor at Palace Place, I have been working extremely hard to increase the values at Palace Place and to earn the right to represent you.

I am on-site and available 24/7.

October 24, 2012

Dear Fellow Residents:

Recently, we made the decision to sell our suite at Palace Place with Luke Dalinda.

We are Royal LePage realtors ourselves specializing in the downtown area, but we chose to list with Luke because of his expertise in selling Palace Place.

We are thrilled to report that Luke sold our suite.

Luke saved us money, was always available to us, delivered yet another record price, and got the deal done. His market forecasts and activity predictions were spot on.

When it comes to Palace Place, Luke Dalinda offers knowledge and services that are simply unequalled.

You are in good hands with Luke on the mission.

We thank the residents and staff for making Palace Place such an enjoyable place to call home.

Jim Currie & Bill Newman



Royal LePage

Real Estate Services Ltd., Brokerage  
(The company-owned brokerage firm)

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**CALL LUKE DALINDA NOW**

**416.236.1871 - ldalinda@dalinda.net**

**to find out WHY our marketing services offer you MORE for 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.

This is not intended to solicit clients that are under contract with a brokerage. This report is sent out monthly. For regular delivery, send an email, with request, to [ldalinda@Dalinda.net](mailto:ldalinda@Dalinda.net). Please indicate print or electronic format preference. We respect your privacy. Your information will be kept under strict confidence and will only be used for having our report sent to you. If you wish to be removed from this mailing list, please have an email written and sent, with your request, to the following email address, [ldalinda@Dalinda.net](mailto:ldalinda@Dalinda.net). Please note that this report is also sent by the unaddressed ad mail service of Canada Post, over which we have no control.

LUKE DALINDA PRESENTS  
**PALACE PLACE**  
PALACEPLACE.DALINDA.NET

**FOR SALE**



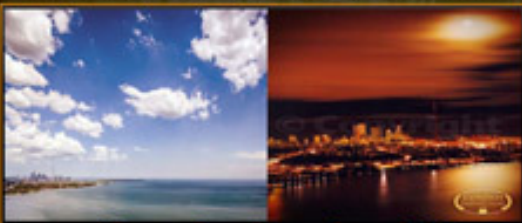
**1 PALACE PIER COURT, PENTHOUSE 4601**  
FOR SALE AT \$1,300,000

FOR THE FIRST-TIME EVER, THE CROWN JEWEL OF PALACE PLACE! SUITE 4601 IS A BREATHTAKING PENTHOUSE CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 2,437 SQUARE FEET OF LIVING SPACE AND THE MOST DRAMATIC VIEWS OF HIGH PARK, THE LAKE, AND THE CITY SKYLINE. CONTACT LUKE DALINDA. LDALINDA@DALINDA.NET



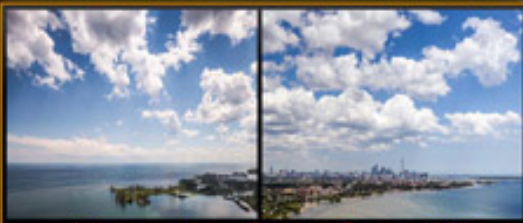
**1 PALACE PIER COURT, SUITE 406**  
FOR SALE AT \$847,000 (2 PARK + 1 LOCKER)

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 FOR THE DISCERNING BUYER, WHO APPRECIATES QUALITY WORKMANSHIP AND SOPHISTICATED STYLING.



**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 TO VIEW. LDALINDA@DALINDA.NET



**1 PALACE PIER COURT, SUITE 4003**  
FOR LEASE AT \$4,500 PER MONTH

SUITE 4003 IS A STUNNING CONDOMINIUM RESIDENCE, WITH APPROXIMATELY 2,028 SQUARE FEET OF LIVING SPACE AND THE MOST DRAMATIC VIEWS OF THE CITY SKYLINE AND THE LAKE. SUITE 4003 FEATURES BRAND NEW HARDWOOD FLOORS! CONTACT LUKE DALINDA. LDALINDA@DALINDA.NET

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	\$ 349,900	\$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
<b>PENTHOUSES</b>			
PH01	2,437	\$ 1,250,000	\$512
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

Call Donna or Luke Dalinda for more information. Ask to receive these charts regularly.  
Tel: 416-236-1871 Email: Dalinda@Dalinda.net

**UNEQUALED REAL ESTATE EXPERIENCE**

- The Dalinda Team has achieved top 3% in Canada status since 2007, as per Royal LePage sales.
- The Dalinda Team's significant home business in Toronto West offers exclusive crossover opportunities for our condo clients. Home sellers often become condo buyers.



**PALACE PLACE: THE BOOK**  
OVER 200 SOLD! BUY NOW!  
dalinda.net/PalacePlaceBook

**LUKE DALINDA'S 2012 PALACE PLACE SALES**

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

**LUKE DALINDA'S 2011 PALACE PLACE SALES**

- 1 PALACE PIER COURT, SUITE 2510\*\*\*\*
- 1 PALACE PIER COURT, SUITE 2302\*\*\*\*
- 1 PALACE PIER COURT, SUITE 3002\*\*
- 1 PALACE PIER COURT, SUITE 4508\*\*\*\*
- 1 PALACE PIER COURT, SUITE 3006\*
- 1 PALACE PIER COURT, SUITE 2906\*\*\*\*
- LEASED  
1 PALACE PIER COURT, SUITE 3101\*\*\*\*



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

LUKE DALINDA, Sales Representative  
LDALINDA@DALINDA.NET • 416.236.1871

Get the deal done with your #1 top selling Palace 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.

