THE DALINDA REPORT

Est. 1997

MARCH 2017

LUKE DALINDA
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TOP 1% IN CANADA*

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

SALES AND PRICES ARE THROUGH THE ROOF!

TORONTO – MARCH 3, 2017

FEBRUARY 2017

I think that it is every realtor and homeowner's dream to write that title!

The month of February had set another massive record for Toronto's real estate resale market, which had resulted in continued record-setting sales, as the Toronto Real Estate Board had reported 8,014 sales of single-family dwellings in February 2017.

Total sales were up by 5.7% from the 7,583 sales that had been recorded in February 2016, and total sales had increased by 54.4% from the 5,188 sales that had been recorded in January 2017.

THE FEBRUARY AVERAGE PRICE HAD INCREASED BY 27.7%.

The average price in February 2017 had increased by 13.6% to $875,983 from $770,745 in January 2017. The February 2017 average price had increased by 27.7% from the February 2016 average price of $685,738.

Looking just at the City of Toronto, the average price for a detached home had been $1,573,622, while the average price for a condominium apartment had totaled $515,424.

ACTIVE LISTINGS HAD DECREASED BY 50.5%.

The number of active listings in February 2017 had increased by 7% to 5,400 from the 5,034 active listings in January 2017 and had decreased by 50.5% from the 10,902 active listings in February 2016.

THE HUMBER BAY SHORES AVERAGE PRICE HAD TOTALED $497,346.

Condominium apartment sales in the W06 west district that represents Humber Bay Shores had increased to 109 sales in February 2017 from 58 sales in January 2017. The average condominium price in this district had totaled $497,346 in February 2017, which had increased by 9% from $456,193 in January 2017, while the median price in February 2017 had equaled $454,600, which had been up from $414,100 in January 2017.

WHERE IS THE MARKET?

In the first two months of 2017, there had been 73 sales of condominium units that had been sold for under $450,000 in the Humber Bay Shores area.

During this time, there had been 72 sales of condominium units that had been sold for above the $450,000 price point. Of that amount, there had been 26 sales of condominium units that had been sold for between $500,000 and $600,000. Of those, 2 sales were from Palace Place and 2 sales were from Palace Pier.

Finally, since January 2017, there had been 15 sales of condominium units that had been sold for above $700,000. Of those, 3 sales were from Palace Place, 4 sales were from Palace Pier, and 3 sales were from Marina Del Rey.

This is the first year where we are seeing an equal number of sales or more above $450,000 as there were below. The beginning of the 2017 market also demonstrates strong sales above the $700,000 price point, clearly supporting the trend of buyers being priced out of the Toronto home market.

Updates

Newport Beach had achieved 1 sale during the first two months of 2017 highlighting the demand for functional floor plans and recognizing the value in good building management. There were 2 sales at the ***Waterford Towers***, but no sales and no new listings from ***Waterford (2095)*** where there continues to be a strong demand for large high-end suites.

ROYAL LEPAGE

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CONDOS OF DISTINCTION .NET

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

* 2014 Dalinda Team. 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, regretfully, 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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Call Luke Dalinda for more information. Ask to receive these charts regularly.
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PALACE PLACE
1 Palace Pier Court
6 Sales - 2017

Unit	Square Feet	Current Avg Prices	Current Avg Prices PSF
01	1,985	$ 922,000	$465
01	2,836	**$2,359,000**	**$830**
02	1,204	$ 593,000	$492
02	1,186	$ 607,500	$512
03	1,985	$1,025,000	$516
03	2,028	**$1,360,000**	**$670**
04	790	$ 490,000	$620
04	833	$ 375,000	$450
05	1,228	$ 560,000	$456
05	1,491	$ 620,000	$416
06	1,985	$1,000,000	$503
06	2,028	$1,035,000	$510
07	788	$ 350,000	$445
07	833	$ 330,000	$396
08	1,223	$ 547,000	$447
08	1,201	$ 490,000	$408
09	1,388	$ 731,000	$526
10	1,388	$ 590,000	$425
10	1,395	$ 617,000	$442
11	1,106	$ 469,000	$424
12	813	$ 370,000	$455
PENTHOUSES			
PH01	2,437	$1,255,000	$515
PH02	1,642	N/A	N/A
PH03	2,437	$1,250,000	$512
PH04	1,955	$1,050,000	$537
PH05	2,437	N/A	N/A
PH06	1,633	N/A	N/A
PH07	2,437	$1,070,000	$430
PH08	1,550	N/A	N/A

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WATERFORD
2083, 2087, 2095
Lake Shore Boulevard W
2 Sales - 2017

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	$1,200,000	$661
1,585	18	1-8	$1,015,000	$640
1,201	19	1-3	N/A	N/A
2,133	19	4-8	$1,325,000	$621
953	20	1-3	$ 457,000	$480
PENTHOUSES				
4,476	15			
4,608	19			
Building B - 2087 Lake Shore				
750	01	2-16	$342,800	$457
595	02	1-16	$325,800	$547
682	03	1-16	$349,800	$512
1,144	04	1-16	$422,000	$368
965	05	1-16	$459,000	$475
595	06	1-16	$299,000	$502
750	07	2-16	$377,500	$503
Building C - 2083 Lake Shore				
750	08	1-16	$368,500	$491
595	09	1-16	$287,000	$482
965	10	1-16	$446,500	$463
1,144	11	1-16	$436,000	$389
682	12	1-16	$317,500	$465
656	13	1-16	$316,900	$483
712	14	2-16	$315,000	$442

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)
21 Sales - 2017

Square Feet	Unit	Floors	Current Average Price	Current Average Price Per SF
535	8	9 to 26	$340,000	$635
570	6	9 to 32	$380,000	$667
600	9	9 to 26	$395,000	$658
635	7	9 to 26	$400,000	$630
785	7	31 to 32	$530,000	$675
1,030	7	33 to 36		
595	2	8 to 36	$439,000	$737
615	1	3 to 7		
645	1	8 to 36	$460,000	$713
680	10	8 to 26	$440,000	$647
810	5	9 to 32		
1,230	5	39		
975	4	9 to 32	$770,000	$789
1,095	3	8 to 36	$905,000	$826
635	3	37 to 38		
440	12	4 to 7	$325,000	$738

Boutique (60 Annie Craig Drive)

Square Feet	Unit	Floors	Current Av Price	Current PSF
395	14	2 to 9	$289,000	$731
505	7	2 to 9	$299,000	$592
515	06,08,11	2 to 9		
520	13	2 to 9	$303,000	$582
530	09, 10	2 to 9	$295,000	$556
535	16	2 to 9	$320,000	$598
690	16,17	2 to 3		
600	01	2 to 9		
605	05	2 to 9	$339,000	$560
715	12	2 to 9		
590	15	2 to 3		
790	15	4 to 9	$480,000	$607
705	03,02	2 to 9	$419,000	$594
755	04	2 to 9		
815	06	10 to NA	$502,500	$617
740	18	2 to 3		

LAGO, 56 ANNIE CRAIG DRIVE, SUITE 4101 — FOR SALE: $1,150,000

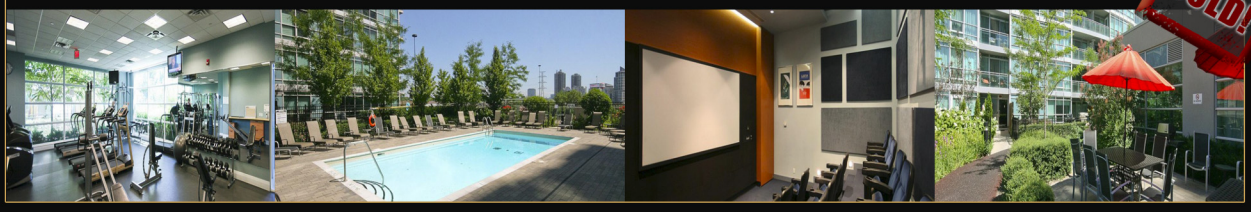
Suite 4101 is a brand new, visually arresting condominium residence, with approximately 1,403 square feet of luxury living space, plus a 420 square foot balcony, 2+1-bedrooms, and the most enchanting views of the lake, the city skyline, and parklands.

LAGO, 56 ANNIE CRAIG DRIVE, SUITE 4401 — FOR SALE: $1,175,000

Suite 4401 is a brand new, visually arresting condominium residence, with approximately 1,403 square feet of luxury living space, plus a 420 square foot balcony, 2+1-bedrooms, and the most enchanting views of the lake, the city skyline, and parklands.

ILOFT, 155 LEGION ROAD NORT, SUITE 2713* — SOLD: $470,000

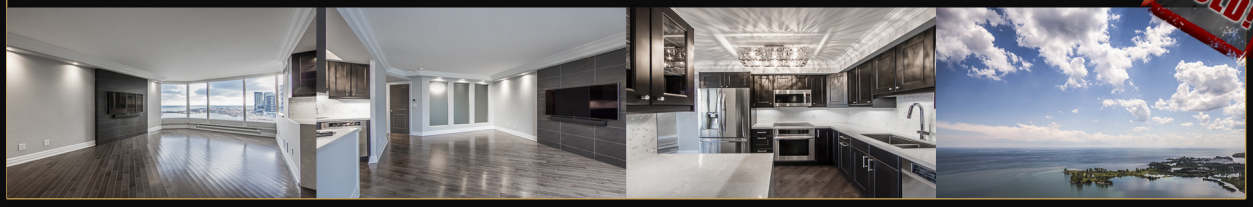
SOLD!



Suite 2713 is a spectacular, beautifully appointed 2-storey loft residence, with approximately 1,080 square feet of living space and beautiful views of Mimico creek, Lake Ontario, and surrounding parklands.

PALACE PLACE, 1 PALACE PIER COURT, SUITE 2204* — SOLD: $490,000

SOLD!



Suite 2204 is a dramatic, completely renovated condominium residence, with approximately 790 square feet of living space and the most enchanting view of Lake Ontario.

PALACE PLACE, 1 PALACE PIER COURT, SUITE 4001* — HISTORIC RECORD: $1,980,000

SOLD!

A fusion of style and privilege in a landmark building... Suite 4001 is a visually arresting condominium residence, with approximately 2,836 square feet of luxury living space, 3-bedrooms, and the most enchanting views of the lake, the city skyline, and High Park.

LUKE DALINDA'S TEAM

LUKE DALINDA
Sales Representative

DAIVA DALINDA
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VALENTINA MORASKY
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GRENADIER LANDING
5 MARINE PARADE DRIVE
1 Sale - 2017

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price PSF
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	$345,500	$490
664	26/27	1	$215,000	$324
815	01/21	2	$257,500	$315
866	02/20	2	$380,000	$438
990	03/19	2	$368,000	$371
1,044	04/18	2	$337,000	$323
917	05/17	2	$356,000	$388
700	06/16/08/14	2	$315,000	$450
704	07/15/09/13	2	$375,000	$532
807	11	2-N/A	$343,000	$425
805	12	2-N/A	N/A	N/A
664	22/23	2	$281,000	$423
718	01/28	3-6	$336,000	$467
716	02/27	3-6	$325,000	$453
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	$489,000	$569
917	07/22	3-6	$425,000	$463
700	08/10/19/21	3-6	$339,000	$484
704(700-11)	09/20/18/11	3-(6)	$343,500	$487
805	12/17	3-6	$350,000	$434
681	13/16	3-6	$330,000	$484
1,188	14/15	3-6	$572,500	$481
664	29/30	3-6	$376,111	$567
718	01/16	7	N/A	N/A

Square Feet	Unit	Floors	Current AVG Price	Current AVG Price 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	$335,000	$466
716	02/15	8-9	$356,000	$497
642	03/14	8-9	$335,000	$522
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	$448,000	$496
686	08/09	8-9	$319,000	$465
689	18/17	8-9	$338,000	$490
718	01/12	10-11	$390,000	$543
716	02/11	10-11	$362,000	$505
1,285	03/10	10-11	$641,500	$500
1,610	04/09	10-11	$750,000	$465
902	05/08	10-11	$410,000	$454
986	06/07	10-11	$443,000	$449
689	14/13	10-11	$237,000	$344
974	01/08	12	$350,000	$360
1,343	02/07	12	N/A	N/A
1,354	03/06	12	$820,000	$605
932	04/05	12	$415,000	$445
689	09/10	12	$322,000	$467
2,317	01/02 (special)		$825,000	$356
Townhouses				
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
15 Sales - 2017
***For Podium & Riva del Lago prices please call or email**

Unit Number	Floors	Square Footage	Current AVG Prices	Current AVG PSF
01, 06	5 to 15	573	$355,000	$620
02	5 to 15	759		
03	5 to 15	670	$395,000	$590
04	5 to 15	759		
05, 11	5 to 15	574		
07	5 to 15	600		
08	5 to 15	461	$340,000	$737
09	5 to 15	424		
10	5 to 15	636		
01	16 to 39	1,083		
02	16 to 39	712	$494,000	$693
03	16 to 39	1,003		
03, 08	40 to 48	663		
04, 09	16 to 39	663	$441,000	$665
04, 07	40 to 48	714	$525,000	$735
05, 08	16 to 39	714	$490,000	$686
05	40 to 48	551		
06	16 to 39	551		
06	40 to 48	552	$350,000	$634
07	16 to 39	552		
01	40 to 48	1,403	$1,175,000	$837
02	40 to 48	1,408		
01	49 to 50	1,701		
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
7 Sales - 2017

Square Feet	Floors	Unit	Current AVG Prices	Current AVG Price Per Square Ft
645	14 to 27	05	$380,000	$589
649	14 to 27	06	$339,000	$522
722	14 to 27	03	$420,000	$581
	28 to 36	02	$350,000	$485
790	4	03	$398,000	$504
802	14 to 27	04	$490,000	$610
	28 to 36	03	$392,000	$489
857	28 to 39	01	$415,000	$484
880	3	08	$385,000	$438
	5 to 12	11	$418,000	$475
910	37 to 39	03	N/A	N/A
912	28 to 37	04	$485,000	$531
980	14 to 27	09	$475,000	$484
1,020	14 to 27	07	$695,000	$681
1,040	14 to 27	08	$655,000	$629
	28 to 36	08	$640,000	$615
1,285	37 to 39	02	N/A	N/A
1,418	28 to 36	05	$790,000	$557
1,655	37 to 39	04	$995,000	$601
1,735	37 to 39	05	$1,080,000	$622

LUKE DALINDA PRESENTS

PALACE PLACE

TOP 1% IN CANADA*

PALACEPLACE.DALINDA.NET

LUKE DALINDA'S 2017 PALACE PLACE SALES & LEASES

SOLD!

SOLD!

SUITE 1110*	RECORD PRICE
SUITE 2204*	RECORD PRICE
SUITE 3903****	HISTORIC RECORD
SUITE 4001*	HISTORIC RECORD PRICE

For testimonials, please visit *http://Testimonials.Dalinda.net*

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

CONDO SPOTLIGHT: PALACE PLACE

Palace Place had experienced low inventory in the first two months of 2017, which had resulted in significant price appreciation and intense bidding wars for the 6 sales that had occurred during this period. With its 2016 average price at only $439 per square foot, astute buyers had recognized the tremendous value in the quality construction, large spaces, and numerous amenities and services that Palace Place offers.

So far this year, I had set further historic record prices at Palace Place by having sold Suite 2204 for $490,000, or 620 per square foot, by having represented the seller, and I had sold **Suite 3903 for $1,360,000**, or **$670 per square foot,** by having represented both the sellers and buyers.

I had sold Suite 4001 for $1,980,000, or $700 per square foot, by having represented the seller. This achievement had allowed for a subsequent sale to achieve **$831 per square foot!**

LAGO

PALACE PIER
2045 LAKE SHORE BLVD W
6 Sales - 2017

For more about Lago, please call

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CONDO SPOTLIGHT: LAGO

Introducing Lago...

The Dalinda Team is proud to represent several suites available for sale at Lago, 56 Annie Craig Drive.

Lago is one of Toronto's finest condominium residences consisting of a 49-storey rectilinear tower resting on a 3-storey podium that captures the magnificence of Lake Ontario, with sprawling forever views from sunrise to sunset. **Lago** features every conceivable amenity, including a security system, with a 24-hour concierge and video surveillance, 2 guest suites, a car wash, outdoor BBQ area, a sports lounge, a "Silver Screen" theatre, and a renowned "H2O" multi-level fitness facility, with a dynamic fitness room, indoor pool, a hot tub, and a dry sauna.

56 Annie Craig Drive, Suite 4401 – $1,175,000
Suite 4401 is a brand new, visually arresting condominium residence, with approximately 1,403 square feet of luxury living space, plus a 420 square foot balcony, 2+1-bedrooms, and the most enchanting views of the lake, the city skyline, and parklands.
(More listings on back page.)

We also have other suites coming very soon that are in the process of builder completion, so stay tuned!

Square Footage	Current AVG Price	Current AVG Price PSF
920	$449,000	$488
1,042		
1,127		
1,258	$595,000	$472
1,381		
1,553	$815,000	$525
1,892	$550,000	$290
2,777	$1,060,000	$381
2,853		
3,190	$1,550,000	$485
3,257	$1,560,000	$478
3,305	$1,260,000	$381
3,595	$1,325,000	$368

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

ROYAL LEPAGE

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CONDOS OF DISTINCTION .NET

GET THE DEAL DONE WITH 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 2016 from TREB MLS data and Royal LePage sales.
*Top 1% in Canada has been based on the number of sales that had been sold by the Dalinda team in 2014 from Royal LePage * This is not intended to solicit clients that are under contract with a brokerage.

NEWPORT BEACH

2111 Lake Shore Boulevard West

1 Sale - 2017

North Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
665 (672)	11	2-16	$299,900	$450 (446)
665 (672, 675-7thFLR)	01	2-7	$281,000	$422 (418)
680 (679)	10	2-7	$340,000	$500 (500)
695 (696)	07	3-7	$343,000	$493 (492)
815 (805 -2ndFLR, 801)	09	2-7	$348,000	$427 (432)
960 (962)	05	3-7	$417,000	$434 (433)
1,025 (1,028)	08	2-7	$420,000	$409 (408)
1,045 (1,045)	06	3-16	$437,000	$418 (418)
1,260 (1,261)	03	2-7	$520,000	$412 (412)
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	$560,000	$437 (435)
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)	$435,000	$346 (346)
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	$750,000	$332 (332)

South Tower

Square Feet	Unit	Floors	Current AVG Prices	Current AVG Price PSF
685 (692)	20	2-16	$329,900	$481 (476)
840 (830)	14	2-N/A	$278,000	$331 (334)
1,055 (1,032)	12	2-16	$475,000	$450 (460)
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	$725,000	$446 (449)
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

2,585 (2,595)			$911,000	$352 (351)
2,630 (2,637)			$989,900	$376 (375)
2,784			$930,000	$334
3,518				
3,557				
3,200			$1,450,000	$453

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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 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.