



Homeward

# NEW BEACH NEWS



From **Nick Boothby \***

*It's all in Nick's numbers !*

*2005/2004 compared overleaf -->>*

***Nick's first New Beach re-sale was in 2000.***

He double-ended it, and then re-sold it again in 2004.

***Nick sold 30 New Beach houses to Dec '05.***

He double-ended some, and re-sold two more houses a 2<sup>nd</sup> time.

***Nick's 30 re-sales double any other agent's.***

2 other agent teams re-sold 13 houses each (per TREB figures).

1 agent re-sold 4 houses; 1 agent 3; 9 agents 2 each; & all others 1 each.

***Nick's re-sales are high value, high speed !***

2005: \* Highest-ever Detached prices on three streets : Northern Dancer (N.D.), Winners Circle and Boardwalk Drive.

\* Highest-ever Semi-Detached price (except on N.D.).

\* Average Days on Market = 10. Others' average = 30.

2004: \* 1<sup>st</sup> Det. over \$800K & Semi over \$700K (except on N.D.).

\* Average Days on Market = 9. Others' average = 24.

**Call NICK BOOTHBY**

**416-698-2090 (e-mail [nick@TOagent.com](mailto:nick@TOagent.com))**

**for a free Comparative Market Analysis of your home.**

This will allow him legally to disclose sale prices of comparable homes in conformity with new Privacy legislation.

Royal LePage Homeward Broker  
1858 Queen Street East, Toronto

416-698-2090 Nick@TOagent.com  
(Just West of Woodbine, next to Meat on the Beach)

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor

\* NICK BOOTHBY Realtor/Salesperson

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<u>House Type</u>	<u>2005 Sales</u>	<u>2005 Av. \$</u>	<u>2004 Sales</u>	<u>2004 Av. \$</u>	<u>% \$Diff.</u>
<b>Boardwalk Drive</b>					
Detached	2 Fin Bsmt	\$840,000	4 (1-F, 3-U)	\$756,500	+ 11.0%
Semi-Det	3 (1-F, 2-U)	\$668,333	6 (4-F, 2-U)	\$606,133	+ 10.3%
<b>Joseph Duggan Road</b>					
Detached	4 (2-F, 2-U)	\$829,750	3 (1-F, 2-U)	\$764,417	+ 8.5%
Semi T-H	2 (1-F, 1-U)	\$743,000	Nil	--	--
Semi-Det	3 (2-F, 1-U)	\$739,667	2 Fin Bsmt	\$675,032	+ 9.6%
Att T-H	1 Unfin Bsmt	--	Nil	--	--
<b>Lake Shore Boulevard</b> (Note: Only <u>re-sale</u> homes are reported in this Newsletter)					
Att T-H	1 Fin Bsmt	--	Nil	--	--
<b>Sarah Ashbridge Avenue</b>					
Detached	2 Unfin Bsmt	\$822,500	1 Fin Bsmt	\$760,000	+8.2%
Semi T-H	1 Unfin Bsmt	--	Nil	--	--
Semi-Det	1 Unfin Bsmt	--	3 (2-F, 1-U)	\$663,266	--
Att T-H	1 Unfin Bsmt	--	Nil	--	--
<b>Winners Circle</b>					
Detached	1 Fin Bsmt	\$895,000*	2 (1-F, 1-U)	\$782,500	+ 14.4%
Semi-Det	1 Unfin Bsmt	--	2 (1-F, 1-U)	\$682,000	--
<b>Northern Dancer Boulevard</b>					
Detached	2 Fin Bsmt	\$1,035,000	1 Fin Bsmt	\$960,000	+ 7.8%
Semi-Det	3 Unfin Bsmt	\$790,000	2 Unfin Bsmt	\$718,500	+ 9.95%
<b>Total</b>	<b>28</b>		<b>26</b>		

\* Unless Buyers & Sellers waived privacy, no identifiable 2005 house prices are given above.

<u>House Type</u>	<u>2005 Sales</u>	<u>2005 Av. \$</u>	<u>2004 Sales</u>	<u>2004 Av. \$</u>	<u>% \$ Diff.</u>
<b>Detached</b>	Fin Bsmt (a)	5	4	\$774,625	+ 10.5%
	Fin Bsmt (b)	2	1	\$960,000	+ 7.81%
	Unfin Bsmt	4	6	\$755,292	+ 8.1%
<b>Semi T-H</b>	Fin Bsmt (c)	1	0	--	--
	Unfin Bsmt (c)	2	0	--	--
<b>Semi Det</b>	Fin Bsmt	3	9	\$636,629	+ 16.45%
	Unfin Bsmt (a)	5	4	\$652,750	+ 4.75%
	Unfin Bsmt (b)	3	2	\$718,500	+ 9.95%
<b>Att T-H</b>	Fin Bsmt	1	0	--	--
	Unfin Bsmt	2	0	--	--
<b>Total</b>		<b>28</b>	<b>26</b>		

Notes: (a) = Houses NOT on Northern Dancer. (B) = Park-view houses on Northern Dancer.

Note: (c) = Daniels' end Semi Town Homes (with 4 Attached T-Hs in between) are actually **bigger** than Tribute's Detached "Glen Manor 1 & 2", "Clearwater" and "Panorama" models!

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