



# NEW BEACH NEWS



Homeward

From **Nick Boothby** \*

And **Christine DeMerchant** \*

January 2007

## Summary of ONLY New Beach sales: 1<sup>st</sup> Jan to 31<sup>st</sup> Dec 2006

Toronto Real Estate Board (TREB) figures

Nick also sold & purchased OTHER Beach & Toronto homes !

Total resale houses listed & sold by all Agents	26
<b>Total resale houses listed &amp; sold by Nick*</b>	<b>13 (50%)</b>
Most resale houses listed & sold by any other Agent	2 ( 8 %)

New Beach (Woodbine Park) is the block including homes / condos on the South side of Queen Street East; the West side of Woodbine Avenue; both sides of Boardwalk Drive, Joseph Duggan Road, Sarah Ashbridge Avenue and Winners Circle; the East side of Northern Dancer Boulevard; and the North side of Lake Shore Boulevard E.

### Nick's Sales Continue to Break Records !

a) Winners Circle: Detached home (with only the Basement's lobby finished).  
*(Achieved over 2% MORE than the former two top resale prices ever for New Beach Detached homes not overlooking park or lake. Both those had fully-finished Basements.)*

b) Joseph Duggan Rd, Boardwalk Drive, Lake Shore Blvd East: See Nick's Dec 2006 Newsletter for details of his house re-sales at the highest prices EVER in their categories.

c) 1769 & 1869 Queen Street East: Nick also had record-breaking condo re-sales in 2006.

\***NB** : In all 2006 deals "Nick" means the TEAM of Nick Boothby & Christine DeMerchant.

### New Beach sales add substantial value to Old Beach !

"**Pleasantville**" is the name that some "Old Beachers" have given to the New Beach development of Woodbine Park. Some "Old Beachers" East of Woodbine Ave still don't consider it part of the Beach at all, despite maps now showing that the Beach extends West from **Coxwell** Ave to Victoria Park Ave (South of Gerrard Street East).

\* In 2001 the average Beach home (TREB's District **E02**) sold for \$300,354 - or only 19.4 % above Greater Toronto's average \$251,508.

\* In 2006 the average Beach home (TREB's District **E02**) sold for \$458,542 or fully **30.3 %** above Greater Toronto's average \$351,941 !

\* In those six years the average Beach (**E02**) home has risen in value by **52.7 %**. But the average Greater Toronto home has risen in value by only 39.9 %.

\* **New** Beach (very new then) house sales in 2001 averaged \$514,234. But **New** Beach house sales in 2006 averaged \$836,556. That's a whopping **62.7 %** increase in value !

\* **New** Beach house sales from 2001 to 2006 far exceeded expectations, both in volume and in price. While the 2001 average **New** Beach house price was a huge **71.2 %** above the average price for all Beach (**E02**) homes, by 2006 it rose to fully **82.4%** above !

[www.InTheBeach.com](http://www.InTheBeach.com)

Royal LePage Homeward Brokerage

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(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 - C. DeMerchant** Realtors/Salespersons

**Comparing the Beach's Statistics with All of Toronto's :**

**E02 District**

**Whole GTA**

Period	Sales	Av Price	DOM	Sales	Av Price	DOM
Dec 2005	46	\$474,635	29	4255	\$327,216	40
<b>Dec 2006</b>	<b>41</b>	<b>\$399,837</b>	<b>31</b>	<b>4447</b>	<b>\$336,217</b>	<b>42</b>
% Change	- 11%	- 15,8%	2 more	+ 4.5%	+ 2.8%	2 more
YTD 2005	920	\$437,884	18	84,145	\$335,907	35
<b>YTD 2006</b>	<b>925</b>	<b>\$458,542</b>	<b>18</b>	<b>83,084</b>	<b>\$351,941</b>	<b>34</b>
% Change	+0.5%	+ 4.7%	same	+ 1.2%	+ 4.8%	1 less

**E02 Summary for 2006: Quarter By Quarter**

Jan Mar 2005 saw 225 sales averaging \$411,203 and 20 Days on Market.

**Jan Mar 2006 saw 226 sales, averaging \$454,495 (+ 10.5%) and 15 Days on Market.**

Jan June 2005 saw 519 sales averaging \$423,534 and 17 Days on Market.

**Jan June 2006 saw 532 sales averaging \$473,169 (+ 11.7%) and 15 Days on Market.**

Jan Sept 2005 saw 733 sales averaging \$427,017 and 18 Days on Market.

**Jan Sept 2006 saw 713 sales averaging \$464,716 (+ 8.8%) and 17 Days on Market.**

Jan Dec 2005 saw 920 sales averaging \$437,884 and 18 Days On Market.

**Jan Dec 2006 saw 925 sales averaging \$458,542 (+ 4.7%) and 18 Days on Market.**

**These figures show that :**

- \* Spring 2006 started strongly in E02 with prices 10.5% up & sales 5 days quicker.
- \* 2<sup>nd</sup> Quarter volume stayed strong. Prices 11.7% up, but sales only 2 days quicker.
- \* Fall 2006 volume slowed below 2005. Prices now 8.8% up & sales only 1 day quicker.
- \* 4<sup>th</sup> Quarter volume jumped ahead. But prices dropped 5.1% in Oct, 9% in Nov and 15.8% in Dec below 2005 months, so that by Year End they were only 4.7% over 2005.
- \* **E02 prices leveled off from mid 2006 onwards. It seems that the Beach market may have reached a temporary plateau, both in terms of sales volume and price.**

**Nick's Charity Donations are Thanks to YOU !**

In December Nick sent \$1500 to the Surrey Place Centre Charitable Foundation. This brings his total Donations since April 2006 to \$4000. More donations will follow when his current and future deals to sell and buy Beach homes actually close.

It's only because YOU support Nick and Christine with your much-valued business that these contributions to such a worthy cause are possible. Thank you so much !

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