



We've Been Busy!



164 Boardwalk Dr.
in 7 days

63 Sarah Ashbridge Av
in 10 days

1882 Lake Shore Blvd
in 38 days

154 Glen Manor Dr
in 6 days

(all four homes at an average 98% of original Asking Price - three of them at an average 99%!)

...Plus several more purchases and sales. More details at

www.InTheBeach.com

Our website shows all our Listings. It also has useful articles on many Real Estate subjects. The latest is about what Return on Investment you can expect from Upgrades and Renovations.

Did you see us in September's "Profiles of Success" magazine?

Nick's success as a Realtor in the Beach was the feature article. Email Nick@InTheBeach.com for a copy, or get one at Royal LePage Homeward's Queen St. office next to Meat on The

Nick supports Surrey Place Centre

At a community event in the Spring, Nick was inspired by the work of Surrey Place Centre - a local agency that provides a range of specialized health services and programs free of charge to people, and their families, living with developmental disabilities.

To assist with this need, Nick has committed \$250 from his commissions as Selling or Buying Agent for any Beach home to support Surrey Place Centre's invaluable work. Nick has just dispatched his first \$2,500.00 cheque. More will follow when the sales close on more homes!



For further information about Surrey Place Centre call
416-925-5141 extension 391 or visit

www.surreyplace.on.ca

E02 District**Whole GTA**

Period	Number of Sales	Average Price	Days on Market	Number of Sales	Average Price	Days on Market
May 2006	128	\$482,172	15	9434	\$365,537	30
May 2005	117	\$435,491	15	9209	\$346,474	31
% Change	+ 9.4%	+ 10.7%	same	+ 2.4%	+ 5.5%	1 less
June 2006	96	\$440,388	17	8730	\$358,035	32
June 2005	83	\$428,669	18	9153	\$345,065	32
% Change	+ 15.7%	+ 2.7%	1 less	- 4.6%	+ 3.8%	same
July 2006	59	\$430,674	28	7082	\$342,034	36
July 2005	71	\$438,459	19	7387	\$326,034	35
% Change	- 17%	- 1.7%	9 more	- 4%	+ 5%	1 more
August 2006	60	\$438,875	25	6976	\$338,192	38
August 2005	67	\$427,800	24	7498	\$323,255	37
% Change	- 10.5%	+ 2.6%	1 more	- 7%	+ 4.6%	1 more
Year To Date E02 District			Year To Date GTA			
YTD 2006	648	\$466,261	17	59,488	\$352,766	33
YTD 2005	655	\$425,578	18	59,320	\$335,021	34
% Change	- 1%	+ 9.6%	1 less	+0.3%	+ 5.3%	1 less

Summary

- Over the months from May to August, average home prices went up only 3.6% in E02 the Beach, compared to 4.6% in the GTA. This is mostly due to a very slow July for the Beach.
- However Year to Date (YTD) figures show property values increasing almost twice as fast (9.6%) for E02 the Beach as they increased for the GTA (5.3%).
- Year to Date (YTD) Days on the Market for both the Beach and the GTA show 1 day LESS to sell than in 2005. Beach homes continue to sell in half the time of homes in the whole GTA!