



From **Nick Boothby ***

**Since our April 2006 flyer to 6000 Beach residents,
Nick and Christine have :...**



1. SOLD in just 7 days
47 Northern Dancer Blvd,
which was listed at \$1,149,000,
for the HIGHEST-EVER price
obtained to date for a re-sale
home in the "New Beach".



2. SOLD in just 8 days!
51 Sarah Ashbridge Ave,
which was listed at \$749,900,
for extremely close to Asking.

We staged both these homes!

3. BROUGHT BUYERS
to another Beach home listed
for over \$750,000, and more ...

BEACH PARTY : Plan to be there!!

Kew Beach Public School (101 Kippendavie Ave - S. off Queen, just East of Woodbine) is holding its Annual Beach Party on Saturday May 13th from 11:00 a.m. to 2:00 p.m.

Complete with food (fabulous BBQ lunch !), crafts, games and prizes, this Party promises to be a fun-filled afternoon for children and adults alike.

Nick Boothby is very pleased to be a substantial sponsor of this important community event.

Fantastic April for Beach Real Estate Prices. But Fewer Sales.

The Toronto Real Estate Board (TREB) figures reported for the whole Greater Toronto Area (GTA) do not exactly match what is happening in its E02 district of the Beach.

	E02 District			Whole GTA		
	Number of Sales	Average Price	Days on Market	Number of Sales	Average Price	Days on Market
April 2006	88	\$539,548	11	8361	\$366,683	29
April 2005	95	\$430,788	15	8834	\$342,032	31
% Change	- 7%	+ 25.2%	- 26.6%	- 5.4%	+ 7.2%	- 6.5%
Jan-Apr 06	313	\$478,610	14	28,020	\$353,752	33
Jan-Apr 05	320	\$417,017	18	26,778	\$333,929	35
% Change	- 2.2%	+14.8%	- 22.2%	+ 4.6%	+ 5.9%	- 6%

Summary

1. E02's 7% fewer April sales caused its Year-to-Date total to fall 2.2% behind 2005's.
2. The GTA also had 5.4% fewer April sales, but its Year-to-Date sales are still 4.6% ahead of 2005's.
3. E02's 25.2% April and 14.8% Year-to-Date increases in Average Price are vastly ahead of the GTA.
4. E02's huge 25.2% Average Price jump in April is largely due to 10 homes selling for over \$1 Million, plus 5 for over \$750,000, plus 19 more for over \$500,000. That's 34 high priced homes out of only 88!
5. E02's \$539,548 April average home price is 47.1% higher than the GTA's \$366,683 average.
6. E02's \$478,610 Year-to-Date average home price is 35.3% higher than the GTA's \$353,753 average.
7. E02's 11 April Days on Market is 26.6% faster than April 2005's. It is also 264% faster than the GTA's 29 April Days.

Call Nick for a FREE home market evaluation!