



April 2006

From **Nick Boothby \***



## **1892 Lake Shore Blvd. SOLD in just 10 days**

for a HIGHER price than another Daniels Townhome nearby recently obtained, after over 55 days.

That home also had one extra bedroom, washroom, kitchen and garage space!



## **A New Initiative**

*Nick Boothby commits to helping people with developmental disabilities live to their potential all of their lives!*

At a recent community event 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.

This organization is fast becoming a favorite charity among Beach residents, who highly value the support and treatment that Surrey Place Centre provides. With more than 3,200 clients annually - over half of whom are children and youth - the need continues to grow.

To assist with this need, Nick is committing \$250 from his commission for each and every home bought and sold in the Beach area to support the good work of Surrey Place Centre.

For further information about Surrey Place Centre call 416-925-5141 extension 391 or visit [www.surreyplace.on.ca](http://www.surreyplace.on.ca).

You can also become involved in Surrey Place Centre's upcoming pledge-based fundraising event - [getinline.ca](http://getinline.ca) - an exciting inline skating event for people of all ages and abilities. To register, please visit [www.getinline.ca](http://www.getinline.ca).

## Top of Woodbine Park to stay as is - for now at least

Several "New Beach" and "Beach Triangle" residents have asked me what is going to happen to the block of land immediately South of Queen Street East and immediately West of Northern Dancer Boulevard. This land is not part of Woodbine Park, but belongs to the Toronto District School Board. The Board's Manager, Planning Division, Facility Services has responded to my e-mail enquiry as follows: ...

***"The Toronto District School Board has no plans at this time to build a school on, develop or dispose of the vacant site on Northern Dancer Boulevard."***

## 1st Quarter 2006 Beaches Real Estate market : Upswing

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 Beaches.

### Number of Sales

- TREB reports 8707 GTA home re-sales in Mar 2006, or 10.1% more than in Mar 2005. But E02 had 114 home re-sales in Mar 2006 compared to 102 in Mar 2005. This is a March increase of 11.7% over last year.
- TREB shows 19,831 GTA home re-sales in Jan/Mar 2006, or 9.7% over Jan/Mar/2005. But in E02 only 226 homes re-sold in Jan/Mar 2006 compared to 225 in Jan/Mar 2005. This represents a year-to-date increase of less than half of 1% !

### Average Prices

- TREB's average GTA price (\$353,134) for Mar 2006 is 6.8% higher than Mar 2005. But in E02 the Mar 2006 average price is \$451,090 compared to Mar 2005's \$431,265. This is a March increase of only 4.6%!
- TREB's average GTA price (\$348,611) in Jan/Mar '06 is 5.6% higher than Jan/Mar'05. But E02's Jan/Mar '06 average price is \$454,495 against \$411,203 in Jan/Mar '05. This is a much higher year-to-date increase of 10.5%!

### Average Days on Market

- TREB shows 30 days to re-sell a GTA home in Mar 2006, against 33 days in Mar 2005. But in E02 it took only 14 days to re-sell in Mar 2006, compared to 16 days in 2005. This 2 day March drop represents a 12.5% faster selling time!
- TREB has 34 days to re-sell a GTA home in Jan/Mar 2006, vs 36 days in Jan/Mar '05. But in E02 it took only 15 days in Jan/Mar 2006, compared to 20 days in Jan/Mar 2005. This huge year-to-date drop equals a 25% faster selling time!

## Summary

(1) E02's March spurt has turned 2006's slow start into Jan/Mar total sales which are just over 2005's. (2) This 0.44% growth in E02's year-to-date sales is still well behind the 5.6% sales growth in the GTA. (3) But the 10.5% rise in E02's year-to-date Average Price is far ahead of the 5.6% rise for the GTA. (4) E02's year-to-date average 15 Days on Market is just half of the GTA's average 30 days! (5) Finally E02's year-to-date \$454,495 average home price is fully 30.4% higher than the GTA's.