



## Almost Year-end Report for 2006

(just before going to Europe from 20 Dec to 10 Jan)

### **Summary of ONLY New Beach 2006 Sales to 12 Dec :**

(Figures from Toronto Real Estate Board) Nick also sold & purchased other Beach & Toronto homes !

Total re-sale houses listed & sold by all Agents	25
<b>Total re-sale houses listed &amp; sold by Nick</b>	<b>12 (48%)</b>
Most re-sale houses listed & sold by any other Agent	2 (8%)
Total re-sale houses purchased via all Agents	25
<b>Total re-sale houses purchased via Nick</b>	<b>3 (12%)</b>
Most re-sale houses purchased via any other Agent	1 (4%)

New Beach is the block including homes/condos on the South side of Queen Street East, the West side of Woodbine Ave.; and on Boardwalk Drive, Joseph Duggan Road, Sarah Ashbridge Ave, Winners Circle, Northern Dancer Blvd and Lake Shore Blvd East.

**NB: In all 2006 deals 'Nick' means the team of Nick Boothby & Christine DeMerchant.**

### **Nick's More Recent Record-breaking Sales :**

- a) Joseph Duggan Rd : 25 days to sell Semi-detached home with \*unfinished basement.  
[Highest resale price EVER for New Beach Semi like \*this, not overlooking park or lake]  
[Nick also sold the former top price-getter like \*this, on Winners Circle, in March 2006]
- b) Boardwalk Drive : 7 days to sell Semi-detached home with fully finished basement.  
[Top resale Semi price EVER on Boardwalk Drive, & Nick's 3<sup>rd</sup> 2006 sale on this street]
- c) Lake Shore Blvd East : Just 1 day to sell a 3 bedroom Daniels Town House !  
[Top resale price EVER for a Lake Shore Daniels home, & Nick's 3<sup>rd</sup> 2006 sale on this street]

***In 2005 Nick sold a Semi home for still the highest EVER price, and a Detached home equalling the top 2006 price: both for New Beach homes not overlooking park or lake.***

- d) 1829 Queen Street East Condo : Only 8 days to sell a two bedroom corner apartment !  
[Highest resale price EVER from 1733 to 1863 Queen for a unit facing NE, N or NW]
- e) 1765 Queen Street East Condo : 13 days to sell a one bedroom + den carpeted apartment.  
[Highest resale price EVER from 1733 to 1829 Queen for a one bedroom carpeted unit]

***In 2005 Nick sold a unit for still the highest EVER re-sale price in the condo buildings at 1733, 1765, 1797, 1829 or 1863 Queen Street East.***

**Comparing the Beach's Statistics with All of Toronto's :****E02 District****Whole GTA**

Period	Number of Sales	Average Price	Days on Market	Number of Sales	Average Price	Days on Market
<b>Sept 2006</b>	67	\$450,241	19	6,622	\$349,142	35
<b>Sept 2005</b>	78	\$439,096	16	7,326	\$338,267	35
<b>% Change</b>	- 14%	+2.5%	3 more	-9.6%	+3.2%	same
<b>Oct 2006</b>	90	\$446,627	19	6,876	\$356,423	36
<b>Oct 2005</b>	62	\$470,873	16	7,174	\$342,450	34
<b>% Change</b>	+ 45.2%	- 5.1%	3 more	- 4.2%	+ 4.1%	2 more
<b>Nov 2006</b>	87	\$447,221	18	6,281	\$355,727	38
<b>Nov 2005</b>	79	\$491,429	18	6,646	\$341,177	36
<b>% Change</b>	+ 10.1%	-9.0%	same	- 5.5%	+ 4.3%	2 more

**Year To Date E02 District****Year To Date GTA**

<b>YTD 2006</b>	885	\$461,354	17	78,759	\$352,833	34
<b>YTD 2005</b>	874	\$435,950	18	79,995	\$336,383	34
<b>% Change</b>	+ 1.3%	+ 5.8%	1 less	- 1.5%	+ 4.9%	same

**Summary**

- \* **Sept – Nov 2006 saw 244 Beach sales: 25 (11.4%) more than Sept - Nov 2005. Sept – Nov 2006 saw 19,779 GTA sales: 1367 (6.5%) less than Sept – Nov 2005.**
- \* **While the Beach's Jan – Aug 2006 total 648 sales were 1% below Jan – Aug 2005, now its Jan – Nov 2006 total 885 sales have crept to 1.5% above Jan – Nov 2005.**
- \* **Beach average 2006 prices actually dropped in both Oct (- 5.1%) and Nov (- 9%)!**
- \* **But while the Beach's Jan – Aug 2006 average price was a big 9.6% above 2005's, now its Jan – Nov 2006 average is just 5.8% above. (GTA's is only 4.9% above!)**
- \* **Beach homes continue to sell in 17 days Year-to-Date: one day faster than in 2005.**