



Nick Has the Numbers !

See 2005 compared to 2006 overleaf -->>

Nick re-sold 43 New Beach houses 2000 - 2006.

The 2 other highest agents re-sold only 15 & 13 houses (TREB figures).

NB: From 2006 onwards 'Nick' means the team of Nick Boothby & Christine DeMerchant, Salespersons.

Nick sold 50% of 2006 New Beach house re-sales !

Nick re-sold three , double-ending one	out of	five houses on Boardwalk Drive
Nick re-sold one and helped buy another	out of	five houses on Joseph Duggan Road
Nick re-sold two	out of	three houses on Sarah Ashbridge Ave
Nick re-sold three	out of	four houses on Winners Circle
Nick re-sold one	out of	four houses on Northern Dancer Blvd
Nick re-sold three , double-ending one	out of	five houses on Lake Shore Blvd East
Nick re-sold THIRTEEN in total	out of	TWENTY-SIX in total (TREB figures)

Re-sales do **not** include sales on behalf of a home's first Builder. Re-sales imply being the agent of the Seller**. Double-ending means **also** acting for the Buyer. [** Some agents still say "I sold a home (to my Buyer)" when really they mean "I helped (my Buyer) to buy a home". So check the real meaning of Just Sold Notices.]

Nick's re-sales achieved highest values in 2005/06 !

* 1st & 2nd top-ever **Detached** prices not overlooking Park or Lake.

[Also highest on Northern Dancer Blvd in 2005; & one even higher in 2006.]

* Still highest-ever **Semi** price not overlooking Park or Lake in 2005.

[Also in Jan 2007 the 2nd top-ever **Semi** price not overlooking Park or Lake.]

* 1st & 2nd top-ever prices for **Daniels** homes on Lake Shore Blvd E.

Call NICK BOOTHBY
416-698-2090 (e-mail Nick@InTheBeach.com)
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This will allow Nick **legally** to disclose sale prices of **comparable** homes
in conformity with new Privacy legislation.

Many informative articles at:
<http://www.InTheBeach.com/articles.html>

2005 re-sales compared to 2006 re-sales

House Type	2005 Sales	2005 Av. \$	2006 Sales	2006 Av. \$	% \$ Diff.
Boardwalk Drive					
Detached	2 Fin Bsmt	\$8--,000	1 Fin Bsmt	\$8--,000	+1.2%
Semi-Det	3 (1-F, 2-U)	\$668,333	4 Fin Bsmt	\$731,666**	+9.5%
** Average of 3 houses only as 1 was an "inside household" sale, & not comparable.					
Joseph Duggan Road					
Detached	4 (2-F, 2-U)	\$8--,000	1 Fin Bsmt	\$8--,000	+7.9%
Semi T-H (c)	2 (1-F, 1-U)	\$743,000	2 (1-F, 1-P)	\$730,000	- 1.7%
Semi-Det	1 Unfin Bsmt	\$6--,000	Nil	---	---
Lake Shore Boulevard (Note: Only its <u>re-sale</u> homes are reported in this Newsletter)					
Semi T-H	Nil	---	1 Fin Bsmt	\$5--,000	---
Att T-H	1 Fin Bsmt	\$5--,000	4 Fin Bsmt	\$6--,000	+ 8.7%
Sarah Ashbridge Avenue					
Detached	2 Unfin Bsmt	\$8--,000	1 Fin Bsmt	\$8--,000	+0.3%
Semi T-H (c)	1 Unfin Bsmt	\$7--,000	Nil	---	---
Semi-Det	1 Unfin Bsmt	\$6--,000	2 (1-P, 1-U)	\$7--,000	+8.7%
Att T-H	1 Unfin Bsmt	\$5--,000	Nil	---	---
Winners Circle					
Detached	1 Fin Bsmt	\$895,000*	2 (1-F, 1-U)	\$892,000	- 0.3%
Semi-Det	1 Unfin Bsmt	\$7--,000	2 (1-P, 1-U)	\$7--,000	- 1.8%
Northern Dancer Boulevard					
Detached	2 Fin Bsmt	\$1,035,000	2 Fin Bsmt	\$1,126,250	+8.8%
Semi-Det	3 Unfin Bsmt	\$790,000	2 Fin Bsmt	\$877,500	+11.1%
Total	28		26		

* Unless allowed by Buyers & Sellers, Privacy laws forbid giving out individual house prices.

House Type	2005 Sale	2005 Av. \$	2006 Sales	2006 Av. \$	% \$ Diff.
Detached					
Fin Bsmt (a)	5	\$856,000	4	\$859,750	+ 0.4%
Fin Bsmt (b)	2	\$1,035,000	2	\$1,126,250	+ 8.8%
Unfin Bsmt	4	\$8--,000	1	\$9--,000	+12.0%
Semi T-H					
Fin Bsmt (c)	1	\$7--,000	3(P)	\$6--,000	+13.6%***
***BUT only 4.1% if the \$5-,000 Town Home on Lake Shore Blvd is not counted.					
Unfin Bsmt (c)	2	\$725,000	0	---	---
Semi Det					
Fin Bsmt (a)	3	\$741,333	6(P)	\$743,400**	+0.3%
** Average of 5 houses only as 1 was an "inside household" sale, & not comparable.					
Fin Bsmt (b)	0	---	2	\$877,500	---
Unfin Bsmt (a)	5	\$683,780	4	\$742,500	+8.6%
Unfin Bsmt (b)	3	\$790,000	0	---	---
Att T-H					
Fin Bsmt	1	\$5--,000	4	\$6--,000	+8.7%
Unfin Bsmt	2	\$598,500	0	---	---
Total	28		26		

Notes: (a) = Houses **not** on Northern Dancer. (b) = Park-view houses on Northern Dancer.

Note: (c) = Except on Lake Shore Blvd, Daniels' Semi **end** Town Homes are **bigger** than four of Tribute Detached house models! Note: (P) = Part-finished: included in Finished

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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