



30 June '05 Update. My Newsletters give fully-researched detail about house re-sales in Woodbine Park to help prove that I'm the right Realtor to sell **your** home !

416-698-2090 nick@TOagent.com

18 New Beach house re-sales: Jan - June 2005

Since 1st January 2005: **Five** houses have been sold on Boardwalk Drive (*Nick sold one*),
Four on Joseph Duggan Road (*Nick sold one*),
Five on Sarah Ashbridge Avenue (*Nick sold one*),
None on Winners Circle, and
Four on Northern Dancer Boulevard (*Nick sold one*).

*Nick sold **four** New Beach re-sale houses = 22% !!*
Other agents re-sold one each = 6% of 18.

All sold between 91% & 114% (per TREB) of Asking

But percentages don't tell the whole story ! Three homes which sold at 99%, 97% & 96% of their **last** asking prices really achieved only 85%, 89% & 91% respectively of their **original** asking prices.

*Nick's **four** listings sold at 89, 93, 97 and 100% of their **original** asking prices. But one of his two lower percentages still got \$50,000 **more** than the top price for a 2004 re-sale (also Nick's); and the other achieved the highest New Beach price so far in 2005, at over \$1 Million!*

18 houses re-sold in from 2 to 59 days

That's for latest listings. But one home really re-sold in 95 days, counting former listings !
*Nick's **four** listings re-sold in 2, 11, 14 and 25 days. That's an average of 13 days each !*
The other 14 homes re-sold in an average 22 days.

As at 30 June, out of current listings, three remain unsold after 29, 48 and 93 days on market. Two have reduced original asking prices by 11% & 15%

Prices rounded to closest Thousand \$\$

6 Detached Houses : \$745-U, \$789-U, \$810-F, \$870-F, \$900-U, \$1 Million plus -F
12 Semi-Detached : \$587-U, \$610-U, \$615-U, \$650-U, \$679-U, \$699-F, \$725-U, \$735-U,
(Incl 4 Townhomes) \$740-F, \$761-F, \$795-U, \$840-U
(F=Finished Basements, U=Unfinished)

1st Half 2005 compared to 1st Half 2004

<u>House Type</u>	<u>2005 Sales</u>	<u>2005 Av. \$</u>	<u>2004 Sales</u>	<u>2004 Av. \$</u>	<u>% \$ Diff.</u>
Boardwalk Drive					
Detached	2 Fin Bsmt	\$840,000	3 (1-F, 2-U)	\$755,333	+ 11.2%
Semi-Det	3 (1-F, 2-U)	\$668,333	5 (3-F, 2-U)	\$600,960	+ 11.2%
			(of which Unfin Bsmt = + 6.93%)		
Joseph Duggan Road					
Detached	1 Unfin Bsmt	--	1 Fin Bsmt	--	--
Semi T-H	1 Fin Bsmt	--	Nil	--	--
Semi-Det	1 Fin Bsmt	--	1 Fin Bsmt	--	+ 12.5%
Att T-H	1 Unfin Bsmt	--	Nil	--	--
Sarah Ashbridge Avenue					
Detached	2 Unfin Bsmt	\$822,500	1 Fin Bsmt	--	--
Semi T-H	1 Unfin Bsmt	--	Nil	--	--
Semi-Det	1 Unfin Bsmt	--	3 (2-F, 1-U)	\$663,266	--
Att T-H	1 Unfin Bsmt	--	Nil	--	--
Winners Circle					
Detached	Nil	--	1 Unfin Bsmt	--	--
Northern Dancer Boulevard					
Detached	1 Fin Bsmt	--	Nil	--	--
Semi-Det	3 Unfin Bsmt	\$790,000	2 Unfin Bsmt	\$718,50	+9.95%
Total	18		17		

To legally protect the privacy of Buyers & Sellers, no identifiable house prices are given above.

<u>House Type</u>	<u>2005 Sales</u>	<u>2005 Av. \$</u>	<u>2004 Sales</u>	<u>2004 Av. \$</u>	<u>% \$ Diff.</u>
Detached	Fin Bsmt (a) 2	\$840,000	3	\$759,500	+ 10.6%
	Fin Bsmt (b) 1	\$1 Million plus	0	--	--
	Unfin Bsmt 3	\$811,333	3	\$748,666	+ 8.37%
Semi T-H	Fin Bsmt (c) 1	(See line below)	0	--	--
	Unfin Bsmt (d) 1	\$742,500(c+d)	0	--	--
Semi Det	Fin Bsmt 2	\$647,966	6	\$621,610	+ 4.24%
	Unfin Bsmt (a) 3	\$719,500	3	\$626,666	+ 14.8%
	Unfin Bsmt (b) 3	\$790,000	2	\$718,500	+ 9.95%
Att T-H	Fin Bsmt 0	--	0	--	--
	Unfin Bsmt 2	\$598,500	0	--	--
Total	18		17		

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

Notes: (c & d) Daniels' Semi Town Homes (with 4 Attached T-Hs in between) are actually bigger than Tribute's Detached "Glen Manor 1 & 2", "Clearwater" and "Panorama" models!

Call NICK for a free Comparative Market Analysis of your home.

This will legally allow you to learn sale prices of comparable homes without the need for specific permission from Buyers and / or Sellers.