



ROYAL LEPAGE

Homeward

May 2007

NEW BEACH NEWS

From **Nick Boothby***
And **Christine DeMerchant***



We've Been Busy!

*In 4 Months we have **TWICE** broken the NewBeach inner street house price record:
Over \$900k, then over \$1 Million!*



Virtual Tours links, more photos and details at: <http://www.InTheBeach.com>

Royal LePage Homeward Brokerage
1858 Queen Street East, Toronto
Independently Owned and Operated

416-698-2090 nick@inthebeach.com
(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

Record breaking number of sales for April

TREB reports **more April sales in E02 than last year**. But the average **price of E02 properties went down** by almost 8%. In contrast the whole GTA shows a moderate 3.4% increase in average prices.

On April 30 TREB reported 581 GTA sales - the highest single day figure yet! Total GTA transactions in April reached an astounding 9,452 - the highest total ever for any one month!

"The Greater Toronto Area's resale housing market has showed sustained strength and these phenomenal numbers bode well for the remainder of this year's spring market."

... TREB President Dorothy Mason

	E02 District			Whole GTA		
	Number of Sales	Average Price	Days on Market	Number of Sales	Average Price	Days on Market
April 2007	103	\$497,150	15	9452	\$379,025	30
April 2006	88	\$539,548	11	8361	\$366,683	29
Change	+17%	-7.9%	+4 days	+13%	+3.4%	+1 day
Jan-Apr 07	319	\$466,211	18	29,502	\$367,968	35
Jan-Apr 06	*316	*\$471,838	14	28,020	\$353,752	33
Change	+0.95%	-1.2%	+4 days	+5.3 %	+4.0 %	+2 days

* These figures have been updated by TREB since last reported.

Summary

1. E02 had a record-breaking month in April with a **17% increase in the NUMBER** of sales compared to last year.
2. But E02 showed a net **decrease (almost 8%) in average price**. This anomaly reflects the unusually large proportion of higher-priced E02 homes which sold in April 2006.
3. Even so, E02's \$497,150 average home price in April 2007 is still 31.2 % higher than the GTA's \$379,025 average. (Last year it was over 47% higher.)
4. E02's \$466,211 Year-to-Date average price is also 26.6% higher than the GTA's \$367,968 average. (Last year it was over 35% higher.)
5. E02's 15 Days on Market in April 2007 is 36% slower than the 11 days in April 2006. But it is still twice as fast as the GTA's 30 Days on Market.

Call Nick for a FREE home market evaluation!

Visit our website at [http:// www.InTheBeach.com](http://www.InTheBeach.com)

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