

# NEW BEACH NEWS



From **Nick Boothby** \*  
**Maddy Dennett** \*  
**Christine DeMerchant** \*



September 2011

**We're Growing & Growing !**

**Real Estate Homeward now has 148 REALTORS®**

2<sup>nd</sup> Biggest Beaches Brokerage has just 136 REALTORS®

3<sup>rd</sup> Biggest Beaches Brokerage has only 118 REALTORS®

(1 Sept 2011 figures)



**Welcome to our Team !**

**MADDY DENNETT \***

**has joined Nick & Christine**

She's been a star ever since she came to our Brokerage in 2008; and has received more flowers, chocolates & gifts from delighted clients than any REALTOR® we remember !

**Maddy is full of fun, energy, enthusiasm and all the professional skills of a great Agent.**

**We're ballooning YOUR sold prices higher & higher !**



\* In the "New Beach". See overleaf for streets included.

[www.InTheBeach.com](http://www.InTheBeach.com)

**Real Estate Homeward** Brokerage 416-466-2090, Cell: 416-319-7575 [nick@inthebeach.com](mailto:nick@inthebeach.com)  
1858 Queen Street East, Toronto (Just W of Woodbine, next to Meat on the Beach) Maddy's Cell: 416-951-5507

Not intended to solicit Sellers or Buyers under contract with another REALTOR® \*NICK BOOTHBY - C. DeMerchant - Maddy Dennett REALTOR®/Salespersons

## 'New Beach' Sales : 8 Months Jan. – Aug. for 2011, 2010 & 2009

"New Beach" includes Det. homes on Boardwalk Dr, Joseph Duggan Rd, Sarah Ashbridge Ave, Winners Circle, Northern Dancer & Lake Shore Blvds; Semi-Det. homes on all but Lake Shore; Fully-Att. & Semi-Att. Townhomes on all but Northern Dancer, plus Woo Ave's west side.

Year	Detached Houses			Semi-Det Houses			Att Row Townhouses			Total
	Av Price	(% Diff)	Sales	Av Price	(% Diff)	Sales	Av Price	(% Diff)	Sales	
2011	\$1,170,000	+8.5%	9	\$916,500	-9.4%	4	\$846,000	+9.4%	12	25
2010	\$1,139,711	+10.1%	9	\$957,222 A	+12.1%	9	\$773,166	+9.5%	6	24
2009	\$1,035,100		10	\$823,133		6	\$705,800		5	21

2011 Sales B=1, JD=1, SA=3, W=4 (Total=9) B=3, SA=1, Win=1 (Total=4) W=1, LS=5, Wood=6 (Total=12) 25  
 2010 Sales B=3, JD=1, SA=2, W=1, ND=1, LS=1(Total=9) | B=3, JD=1, SA=2, W=1, ND=2 (Total=9) | LS=4, Woo=2 (Total=6) 24  
 2009 Sales B=1, JD=2, SA=3, W=1, Ls=3 (Total=10) B=3, W=3 (Total=6) JD=1, SA=1, LS=2, Woo=1 (Total=5) 21

[Note A : Nick sold 3 Semis Averaging \$992,000]

### #9 and #35 Boardwalk Drive

"New Beach" includes Condo Apt. buildings at 9 & 35 Boardwalk Drive, plus at 1733, 1765, 1797, 1829 & 1863 on Queen St. E's south side.

Year	1 & 2 Bedroom Apartments			1 & 1+ Bedroom Apartments			Total
	Av Price	(% Diff)	Sales	Av Price	(% Diff)	Sales	
2011	\$627,150	-4.2%	6 (#9= 2)	N/A		Nil	6
2010	\$654,894 B	+30.4%	8 (#9= 6)	N/A		Nil	8
2009	\$502,113		8 (#9= 4)	\$313,000		2 (#9= 0)	10

[Note B : Includes Penhouse at 1 Million ++]

### 1733, 1765, 1997, 1829 and 1863 on Queen Street East, south side

Year	1 & 2 Bedroom Apartments			1 & 1+ Bedroom Apartments			Total
	Av Price	(% Diff)	Sales	Av Price	(% Diff)	Sales	
2011	\$487,144	+ 7.9%	9	\$334,500	+ 15.2%	4	13
2010	\$451,534	+22.6%	0	\$290,240	-4.3%	10	20
2009	\$368,200		15	\$291,480		5	20

2011 Queen Sales #1733=1, #1765= 3, #1797=2, #1829=2, #1863=1 (Total=9) #1733=3, #1797=4 (Total=4) 13  
 2010 Queen Sales #1733=1, #1765=1, #1797=5, #1829=2, #1863=1 (Total= 10). #1733=3, #1765=1, #1797=1, #1863=5 (Total=10) 20  
 2009 Queen Sales #1733=5, #1765=2, #1797=3, #1829=2, #1863=3 (Total=15). #1733=1, #1797=1, #1829=1, #1863=2(Total=5) 20

### Nick's Philosophy

**I believe in the Multiple Listing Service of organized Real Estate.** It's inescapable logic that over 32,750 co-operating Toronto REALTORS® are far more likely to find a Buyer for **your property** than a single exclusive listing Brokerage!

To my mind, effective listing on MLS® means **going ALL the way**, not just part-way. So Virtual Tours for our listings (with Photos & Floor Plans) are available on MLS® to **ALL**, not only to those signing in at our own web site. Thus all co-operating REALTORS® can find a Buyer for **YOUR** property using the same **complete** marketing tools as we do!

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