

# DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

## Compliments of Gillian Santink

March 2011

**Happy St. Patrick's Day!** The Toronto market is heating up as we approach the warmer weather. Inventory (number of homes for sale), is very low, and this is impacting the average prices. The Average price in the GTA has come up significantly since January.

As reported by the Toronto Real Estate Board on March 3, 2011.

Greater Toronto REALTORS® reported 6,266 transactions through the TorontoMLS® system in February 2011. This result was 14 per cent lower than the record sales reported in February 2010.

While not representing a record, February 2011 sales were 50 per cent higher than the number reported in February 2009 during the recession and slightly higher than the average February sales over the previous ten years.

"Continued improvement in the GTA economy, including growth in jobs and incomes and a declining unemployment rate, has kept the demand for ownership housing strong," said Toronto Real Estate Board (TREB) President Bill Johnston.

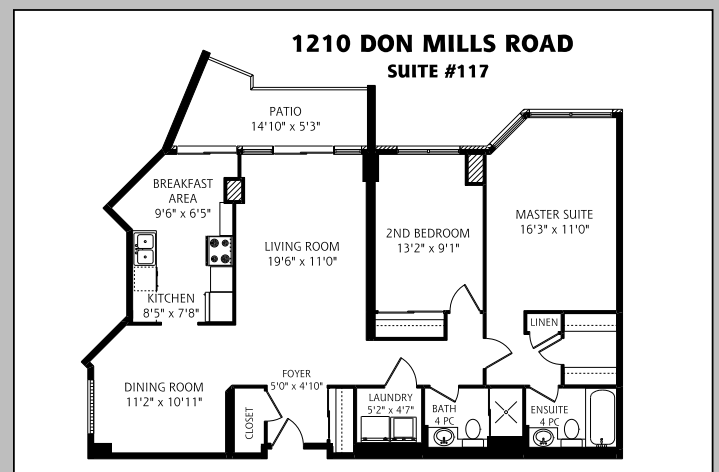
The average selling price for February 2011 transactions was \$454,423, which was more than five per cent higher than the average selling price reported in February 2010.

"Market conditions remain quite tight in the GTA. There is enough competition between home buyers to promote continued price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis.

## Featured Property

### 1210 Don Mills Road, Unit 117

Gorgeous 2 bedroom / 2 bathroom ground floor unit overlooking the gardens to the west.



For more great real estate information, visit  
[www.GillianSantink.com](http://www.GillianSantink.com)



Gillian Santink  
broker



Realtron Realty Inc., Brokerage  
Each Office Independently Owned and Operated  
183 Willowdale Avenue, Toronto, ON, M2N 4Y9

Visit [www.DonMillsHomes.com](http://www.DonMillsHomes.com)  
(416) 222-8600

# WHAT'S HAPPENING IN DON MILLS

## Don Mills Condominiums

November 1st, 2010 to February 28th, 2011

Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b>			
1 +1 bed / 1 bath	2	230,250	19
2 bed / 2 bath	2	319,750	48
2 + 1 bed / 2 bath	2	322,500	64
<b>120 Dallimore Circle</b>			
1 +1 bed / 1 bath	1	237,500	25
<b>160 The Donway West</b>			
2 bed / 1 bath	1	180,000	8
<b>205 The Donway West</b>			
2 bed / 2 bath	1	370,000	6
<b>215 The Donway West</b>			
2 bed / 2 bath	1	495,000	11
<b>225 The Donway West</b>			
No sales in this period.			
<b>245/255 The Donway West</b>			
2 bed / 2 bath	1	313,000	92
<b>801 Lawrence Ave E.</b>			
2 bed / 2 bath	1	390,000	42
<b>1101 Leslie St.</b>			
2 bed / 2 bath	1	361,500	13
<b>1103 Leslie St.</b>			
2 bed / 2 bath	2	296,250	9
<b>1105 Leslie St.</b>			
2 bed / 2 bath	2	340,000	13
<b>1200 / 1210 Don Mills</b>			
1 bed / 1 bath	3	274,000	47
2 bed / 2 bath	2	388,500	11
<b>All buildings Average</b>	<b>22</b>	<b>316,523</b>	<b>30</b>

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.

## Don Mills Houses

November 1st, 2010 to February 28th, 2011

Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached House</b>			
Bungalow	3	625,333	7
1 1/2 storey	1	520,000	61
2 storey	2	765,500	49
3 storey	3	585,333	18
Side Split	2	728,000	7
<b>Semi-Detached House</b> no sales this period			
<b>Att/Row/Townhouse</b>			
3 storey	3	585,333	18

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.

## Don Mills Condo Townhouses

November 1st, 2010 to February 28th, 2011

Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
3 storey	3	499,733	40

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.

Sales stats for these table have been pulled from within the following Don Mills boundaries: Don River to the East, Leslie St. to the West, Eglinton Ave. to the south and York Mills Rd. to the north.

## Key Toronto Real Estate Board Stats for February

	Average Price (February)				# of sales in February		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$497,481	\$475,579	5%	City of Toronto (416)	2,577	2,891	-11%
Rest of GTA (905)	\$424,345	\$402,553	5%	Rest of GTA (905)	3,689	4,400	-16%
GTA	\$454,423	\$431,509	5%	GTA	6,266	7,291	-14%

Source: Toronto Real Estate Board

  
Gillian Santink  
broker



Realtron Realty Inc., Brokerage  
Each Office Independently Owned and Operated  
183 Willowdale Avenue, Toronto, ON, M2N 4Y9

Visit [www.DonMillsHomes.com](http://www.DonMillsHomes.com)  
(416) 222-8600

Not intended to solicit Buyers or Sellers currently under contract with another Realtor.