

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

February 2011

Happy February, according the ground hog, spring is just around the corner.... Here's to an early spring, the Real Estate market is already heating up!!!!

As reported by the Toronto Real Estate Board on February 4, 2011

Greater Toronto REALTORS® reported 4,337 transactions through the TorontoMLS® system in January 2011. This result was 13 per cent lower than the record result reported in January 2010.

"While off the record pace experienced a year ago, the GTA resale market has started the year on a solid footing. Home buyers in Toronto and surrounding areas continue to benefit from a diversity of housing types for sale at man different price points," said TREB President Bill Johnston.

The average selling price for January 2011 sales was \$427,037, representing an increase of over four per cent compared to the average of \$409,058 reported in January 2010.

"The average selling price is expected to grow at a moderate pace in 2011. Growth rates in the three to five per cent range will be sustainable from an affordability perspective," said Jason Mercer, TREB's Senior Manager of Market Analysis.

Mark Your Calendars!

Real Estate Seminar at the
Don Mills Public Library
888 Lawrence Ave East
Tuesday, March 8th at 7:00pm

Are you thinking of upsizing or downsizing in the next year? Come out for an informative evening about Real Estate hosted by Gillian Santink.

Please call **647-229-9856** to register or email **Seminar@GillianSantink.com**.
Please RSVP as seating is limited.

Recent Activity



1210 Don Mills Road,
Unit 117

JUST LISTED



205 The Donway West,
Unit 229

JUST LISTED

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WHAT'S HAPPENING IN DON MILLS

<u>Don Mills Condominiums</u>			
October 1st, 2010 to January 31st, 2011			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
<u>16 Dallimore Circle</u>			
1 +1 bed / 1 bath	2	\$ 226,250	34
2 bed / 2 bath	1	\$ 345,000	64
2 + 1 bed / 2 bath	1	\$ 336,500	23
<u>120 Dallimore Circle</u>			
1 +1 bed / 1 bath	1	\$ 237,500	25
2 bed / 1 bath	1	\$ 280,000	28
2 bed / 2 bath	1	\$ 290,000	16
<u>160 The Donway West</u>			
2 bed / 1 bath	1	\$ 180,000	8
<u>205 The Donway West</u>			
1 bed / 1 bath	1	\$ 255,000	14
2 bed / 2 bath	1	\$ 359,513	42
<u>215 The Donway West</u>			
2 bed / 2 bath	1	\$ 495,000	11
<u>225 The Donway West</u>			
No sales in this period.			
<u>245/255 The Donway West</u>			
2 bed / 2 bath	1	\$ 313,000	92
<u>801 Lawrence Ave E.</u>			
2 bed / 2 bath	1	\$ 390,000	42
<u>1101 Leslie St.</u>			
2 bed / 2 bath	2	\$ 403,250	19
<u>1103 Leslie St.</u>			
2 bed / 2 bath	1	\$ 280,000	7
<u>1105 Leslie St.</u>			
1 bed / 1 bath	1	\$ 264,500	44
1 + 1 bed / 1 bath	1	\$ 289,000	22
2 bed / 2 bath	2	\$ 340,000	13
<u>1200 / 1210 Don Mills</u>			
1 bed / 1 bath	3	\$ 274,000	47
2 bed / 2 bath	2	\$ 388,500	11
All buildings Average	25	\$ 314,121	29

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

<u>Don Mills Houses</u>			
October 1st, 2010 to January 31st, 2011			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
<u>Detached House</u>			
Bungalow	6	\$ 649,433	10
1 1/2 storey	1	\$ 520,000	61
2 storey	2	\$ 765,500	49
3 storey	4	\$ 580,300	15
Side Split	2	\$ 728,000	7
Back Split	2	\$ 877,500	34
<u>Semi detached house</u>			
2 storey	1	\$ 445,000	19
<u>Att/Row/Townhouse</u>			
3 storey	4	\$ 580,300	15

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

<u>Don Mills Condo Townhouses</u>			
October 1st, 2010 to January 31st, 2011			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
<u>Condo Townhouse</u>			
2 storey	1	482,000	7
3 storey	2	522,500	55

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

Key Toronto Real Estate Board Stats for January

	<u>Average Price (January)</u>			<u># of sales in January</u>		
	<u>2011</u>	<u>2010</u>	<u>% Change</u>	<u>2011</u>	<u>2010</u>	<u>% Change</u>
City of Toronto (416)	\$447,644	\$428,151	5%	1,718	1,973	-13%
Rest of GTA (905)	\$413,519	\$396,556	4%	2,619	3,013	-13%
GTA	\$427,037	\$409,058	4%	4,337	4,986	-13%

Source: Toronto Real Estate Board



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