

WILLOWDALE REAL ESTATE REPORT

(CONDOS)

Compliments of Gillian Santink

February 2011

Happy February, according to 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



10 Fashion
Roseway,
Unit 207N

JUST SOLD in 6 days – **OVER ASKING!!**

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WHAT'S HAPPENING IN WILLOWDALE

Condominiums (Near Bayview Village)			
October 1st, 2010 to January 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
2885 Bayview Ave (Corner of Bayview and Sheppard)			
1 Bed / 1 Bath	4	\$ 341,100	33
1 + 1 Bed / 1 Bath	2	\$ 345,750	50
1 + 1 Bed / 2 Bath	2	\$ 373,750	37
2 Bed / 1 Bath	2	\$ 399,500	36
2 + 1 Bed / 2 Bath	3	\$ 405,000	58
2 Bed / 2 Bath	2	\$ 483,000	20
17 / 19 Barbary Place (Just south of Bayview Village)			
1 Bed / 1 Bath	3	\$ 257,333	32
1 + 1 Bed / 1 Bath	2	\$ 291,750	15
1 + 1 Bed / 2 Bath	5	\$ 319,880	30
2 Bed / 2 Bath	3	\$ 369,000	26
18 Kenaston Gardens (Just south of Bayview Village)			
1 Bed / 1 Bath	3	\$ 273,333	40
1 + 1 Bed / 2 Bath	1	\$ 339,900	5
2 Bed / 2 Bath	4	\$ 391,875	47
32 Kenaston Gardens			
Condo Townhouse	1	\$ 457,000	72
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 Bed / 1 Bath	5	\$ 267,160	13
1 + 1 Bed / 2 Bath	2	\$ 306,000	20
2 Bed / 2 Bath	6	\$ 358,250	40
2 + 1 Bed / 2 Bath	3	\$ 422,125	40
1 / 2 / 3 / 8 Rean Dr (Condo Townhouses)			
3 Bed / 2 Bath	1	\$ 415,000	14
2 + 1 Bed / 2 Bath	1	\$ 430,000	43
2 Bed / 3 Bath	1	\$ 470,000	37
650 Sheppard Ave E. (St. Gabriels)			
1 Bed / 1 Bath	5	\$ 304,780	62
1 + 1 Bed / 1 Bath	3	\$ 323,000	49
2 Bed / 2 Bath	1	\$ 404,000	48
650 Sheppard Ave E. (St. Gabriels)			
2 Bed / 2 Bath	2	\$ 642,000	72

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

Condo's (West of Bayview Ave)			
October 1st, 2010 to February 1st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
1 / 2 Clairtrell Ave			
1 Bed / 1 Bath	1	\$ 271,000	22
2 Bed / 2 Bath	4	\$ 379,000	60
1 Hycrest Ave			
1 + 1 Bed / 1 Bath	2	\$ 255,650	20
10 Fashion Roseway			
2 Bed / 2 Bath	1	\$ 320,000	6
20 / 30 Fashion Roseway			
2 Bed / 1 Bath	2	\$ 318,500	21

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

New Condo's (South of Bayview Village)			
October 1st, 2010 to January 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
23 Rean Drive			
1 + 1 Bed / 1 Bath	1	\$ 409,000	40
27 Rean Drive			
0 Bed / 1 Bath	1	\$ 283,900	143
1 Bed / 1 Bath	1	\$ 275,000	89
1 + 1 Bed / 1 Bath	3	\$ 312,667	15
1 + 1 Bed / 2 Bath	2	\$ 437,400	60

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

Key Toronto Real Estate Board Stats for January

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

Source: Toronto Real Estate Board


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