

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

January 2011

Happy New Year! May 2011 bring you happiness, health and prosperity! On February 3rd, 2011 we herald in the Year of the Rabbit!

As reported by The Toronto Real Estate Board on January 6, 2011 -- Greater Toronto REALTORS® reported 4,395 existing home sales for the month of December, bringing the 2010 total to 86,170 – down by one per cent compared to 2009. “Market conditions were anything but uniform in 2010. We went from super-charged sales activity during the first four months of the year, to a marked drop-off in transactions in the summer and then in the fall saw sales climb back to levels that are sustainable over the longer term,” said TREB President Bill Johnston.

“New Federal Government-mandated mortgage lending guidelines, higher borrowing costs and misconceptions about the HST caused a pause in home buying in the summer. As it became clear that the HST was not applicable to the sale price of an existing home and buyers realized that home ownership remained affordable, market conditions improved,” continued Johnston.

The average home selling price in 2010 was \$431,463 – up nine per cent in comparison to the 2009 average selling price of \$395,460. In December, the average annual rate of price growth was five per cent.

“At the outset of 2010, we were experiencing annual rates of price growth at or near 20 per cent. This was the result of extremely tight market conditions coupled with the fact that we were comparing prices to the trough of the recession at the beginning of 2009,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

“Balanced market conditions in the second half of 2010 resulted in more moderate home price appreciation,” continued Mercer. “Expect the average selling price to grow at or below five per cent in 2011. With this type of growth, mortgage carrying costs for the average priced home in the GTA will remain affordable for a household earning an average income.”

Mark your calendars – Real Estate Seminar at the Don Mills Public Library on 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.

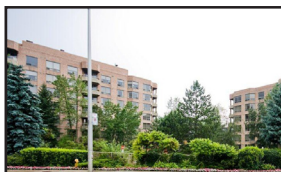
Please call **647-229-9856** to register or email **Seminar@GillianSantink.com**. Seating is limited.

January Contest



Enter to win 4 complimentary tickets to the National Home show at the Direct Energy Building. The show runs from Feb 18th to Feb 27th. There will be ten lucky winners. To enter, simply email me at **contest@DonMillsHomes.com** or call **647-229-9856** by January 31st, 2011. Please provide your name, address and phone number. Each entry will be confirmed, so you know I have received it. Winners will be contacted by phone or email on Wednesday Feb 2nd 2011.

Recent Activity



1210 Don Mills Road
SOLD – Acted as Buyers Agent



Don Mills & Green Belt Dr.
SOLD



Leslie & Lawrence
SOLD Acted as Buyers Agent

For more great real estate information, visit
www.DonMillsHomes.com



Gillian Santink
broker



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WHAT'S HAPPENING IN DON MILLS

Don Mills Condominiums			
Sept 1st, 2010 to December 31st, 2010 (4 months activity)			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
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
120 Dallimore Circle			
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
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 bed / 1 bath	1	\$255,000	14
2 bed / 2 bath	1	\$359,513	42
215 The Donway West			
2 bed / 2 bath	1	\$495,000	11
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath	1	\$378,000	19
801 Lawrence Ave E.			
2 bed / 2 bath	1	\$390,000	42
1101 Leslie St.			
2 bed / 2 bath	2	\$403,250	19
1103 Leslie St.			
2 bed / 2 bath	1	\$280,000	7
2 + 1 bed / 2 bath	1	\$432,000	35
1105 Leslie St.			
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
1200 / 1210 Don Mills			
1 bed / 1 bath	2	\$260,000	64
2 bed / 2 bath	1	\$383,000	20
2+1 bed / 2 bath	1	\$453,300	3
All buildings Average	24	\$330,305	28

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

Don Mills Houses			
Sept 1st, 2010 to December 31st, 2010 (4 months activity)			
Property	# of sales	Average Sold Price	Average days to sell
Detached House			
Bungalow	11	\$ 646,782	14
1 1/2 storey	No sales in this period.		
2 storey	2	\$ 765,500	49
Back Split	3	\$ 803,333	24
Side Split	No sales in this period.		
Semi Detached House	1	\$ 445,000	19
Att Row Townhouse			
2 storey	No Sales in this period.		
3 Storey	4	\$ 580,300	15

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

Don Mills Condo Townhouses			
Sept 1st, 2010 to December 31st, 2010 (4 months activity)			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
2 storey	2	424,500	41
3 storey	2	532,500	13

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 December

	Average Price (December)				# of sales in December		
	2010	2009	% Change		2010	2009	% Change
City of Toronto (416)	\$463,416	\$441,607	5%	City of Toronto (416)	1,856	2,403	-23%
Rest of GTA (905)	\$412,403	\$389,205	6%	Rest of GTA (905)	2,539	3,138	-19%
GTA	\$433,946	\$411,931	5%	GTA	4,395	5,541	-21%

Source: Toronto Real Estate Board



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