

WILLOWDALE REAL ESTATE REPORT

(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.

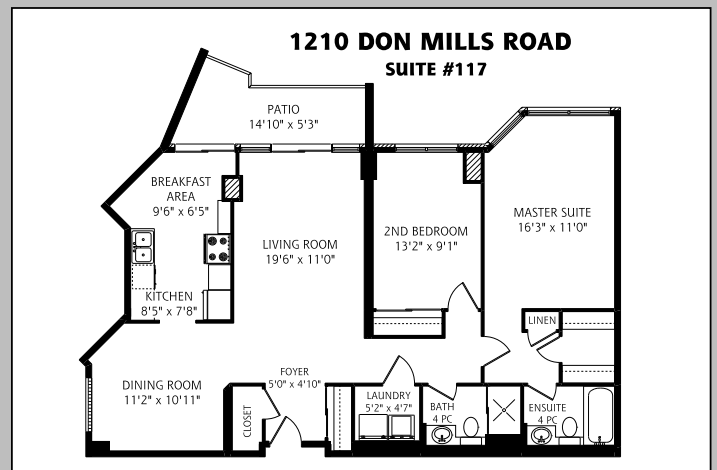
The average selling price for February 2011 transactions was \$454,423, which was more than five per cent higher than the average selling price reported in February 2010.

"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.



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WHAT'S HAPPENING IN WILLOWDALE

Willowdale Condominiums (Near Bayview and Sheppard)			
Nov 1, 2010 - Feb 28, 2011			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
2885 Bayview Ave (Corner of Bayview and Sheppard)			
0 Bed / 1 Bath (Bachelor Apt)	1	\$ 238,000	65
1 Bed / 1 Bath	3	\$ 338,833	38
1 + 1 Bed / 1 Bath	3	\$ 357,000	27
1 + 1 Bed / 2 Bath	3	\$ 374,500	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 Barberr Place (Just south of Bayview Village)			
1 Bed / 1 Bath	5	\$ 258,400	28
1 + 1 Bed / 1 Bath	3	\$ 297,633	12
1 + 1 Bed / 2 Bath	2	\$ 307,750	34
2 Bed / 3 Bath	2	\$ 455,250	49
18 Kenaston Gardens (Just south of Bayview Village)			
1 Bed / 1 Bath	1	\$ 267,000	47
1 + 1 Bed / 2 Bath	1	\$ 290,000	20
1 + 1 Bed / 2 Bath	2	\$ 343,450	13
2 Bed / 2 Bath	2	\$ 431,000	71
1 / 2 / 3 / 8 Rean Dr (Just south of Bayview Village)			
1 Bed / 1 Bath	6	\$ 268,133	15
1 + 1 Bed / 2 Bath	1	\$ 307,000	15
1 + 2 Bed / 2 Bath	1	\$ 335,000	21
2 Bed / 2 Bath	4	\$ 367,125	41
2 + 1 Bed / 2 Bath	4	\$ 422,125	40
650 Sheppard Ave E. (St. Gabriels)			
1 Bed / 1 Bath	4	\$ 302,975	70
1 + 1 Bed / 1 Bath	4	\$ 327,200	44
2 Bed / 2 Bath	3	\$ 545,333	41
2 + 1 Bed / 3 Bath	1	\$ 1,380,000	7

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

Condo's (West of Bayview Ave)			
November 1st, 2010 to February 28th, 2011			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
1 / 2 Clairtrell Ave			
1 Bed / 1 Bath	1	\$ 271,000	22
2 Bed / 2 Bath	5	\$ 386,900	60
1 Hycrest Ave			
No sales this period			
10 Fashion Roseway			
2 Bed / 2 Bath	1	\$ 320,000	6
20 / 30 Fashion Roseway			
2 Bed / 1 Bath	1	\$ 360,000	13

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

New Condos (South of Bayview Village)			
November 1st, 2010 to February 28th, 2011			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
23 Rean Drive			
1 + 1 Bed / 2 Bath	1	\$ 409,000	40
27 Rean Drive			
1 Bed / 1 Bath	1	\$ 275,000	89
1 + 1 Bed / 1 Bath	3	\$ 312,667	15
1 + 1 Bed / 2 Bath	1	\$ 451,900	17

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

Key Toronto Real Estate Board Stats for February

	Average Price (February)				# of sales in February		
	<u>2011</u>	<u>2010</u>	<u>% Change</u>		<u>2011</u>	<u>2010</u>	<u>% Change</u>
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



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