

# Gillian Santink's



## Don Mills Real Estate Report

# Happy New Year!!!

Wishing you and your family all the best for the coming year!

## GTA REALTORS® Release December/Annual Stats

**TORONTO, ONTARIO, January 4, 2018** – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 92,394 sales through TREB's MLS® System in 2017. This total was down 18.3 per cent compared to the record set in 2016.

Record sales in Q1 were followed by a decline in Q2 and Q3 after the Ontario Fair Housing Plan (FHP) was announced. The pace of sales picked up in Q4, as the impact of the FHP started to wane, and some buyers arguably brought forward their home purchase in response to the new OSFI stress test guidelines effective January 1, 2018.

"Much of the sales volatility in 2017 was brought about by government policy decisions. Research from TREB, the provincial government and Statistics Canada showed that foreign home buying was not a major driver of sales in the GTA. However, the Ontario Fair Housing Plan, which included a foreign buyer tax, had a marked psychological impact on the marketplace. Looking forward, government policy could continue to influence consumer behavior in 2018, as changes to federal mortgage lending guidelines come into effect," said Mr. Syrianos.

The average selling price for 2017 as a whole was \$822,681 – up 12.7 per cent compared to 2016. This annual growth was driven more so by extremely tight market conditions during the first four months of the year. In the latter two-thirds of 2017, fewer sales combined with increased listings resulted in slower price growth. In December, the MLS® Home Price Index (HPI) Composite Benchmark was up by 7.2 per cent year over year, and the overall average selling price was up by 0.7 per cent year over year.

"It is interesting to note that home price growth in the second half of 2017 differed substantially depending on market segment. The detached market segment – the most expensive on average – experienced the slowest pace of growth as many buyers looked to less expensive options. Conversely, the condominium apartment segment experienced double-digit growth, as condos accounted for a growing share of transactions," said Jason Mercer, TREB's Director of Market Analysis.

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# Don Mills Real Estate Report

<u>Don Mills Condominiums</u>			
October 1st to December 31st, 2017			
Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b>			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 420,000	5
1 bed / 1 bath (800-899 sq ft)	1	\$ 463,000	8
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 540,000	57
<b>120 Dallimore Circle</b>			
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 393,750	11
<b>75 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	1	\$ 416,000	44
1 bed / 1 bath (600-699 sq ft)	1	\$ 418,000	6
2 + 1 bed / 2 bath (900-999 sq ft)	3	\$ 674,000	12
<b>85 The Donway West</b>			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 429,000	47
<b>99 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	2	\$ 382,500	6
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 490,000	22
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 435,000	5
<b>160 The Donway West</b>			
No sales in this period.			
<b>205 The Donway West</b>			
1 + 1 bed / 1 bath (600-699 sq ft)	5	\$ 424,562	7
<b>215 The Donway West</b>			
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 815,000	14
<b>225 The Donway West</b>			
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 1,240,000	32
<b>245/255 The Donway West</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 652,000	6
2 bed / 2 bath (1200-1399 sq ft)	3	\$ 627,167	20
<b>801 Lawrence Ave E.</b>			
2 bed / 2 bath (900-999 sq ft)	1	\$ 481,000	43
<b>1101 Leslie St.</b>			
No sales in this period.			
<b>1103 Leslie St.</b>			
No sales in this period.			
<b>1105 Leslie St.</b>			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 920,000	6
<b>1200 / 1210 Don Mills Rd.</b>			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 450,000	23
1 bed / 1 bath (900-999 sq ft)	1	\$ 476,000	6
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 630,000	33
2 bed / 2 bath (1200 - 1399 sq ft)	1	\$ 770,000	44
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 900,000	4

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.  
Square footage as noted on the MLS listing.

<u>Don Mills Houses</u>			
October 1st to December 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached Listed over \$1,000,000</b>			
Bungalow	5	\$ 1,413,000	22
2 Storey	1	\$ 1,810,000	7
<b>Detached Listed Over \$2,000,000</b>			
Bungalow	1	\$ 2,350,000	21
2 Storey	1	\$ 2,245,000	30
<b>Semi Detached House</b>			
2 Storey	1	\$ 1,225,000	82
Other	1	\$ 1,030,000	5
<b>Att/Row/Townhouse</b>			
David Dunlap area (3 Storey)	1	\$ 1,100,000	162

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

<u>Don Mills Condo Townhouses</u>			
October 1st to December 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
Haldenby area	No sales in this period.		
Cora Urbel Area	1	\$ 1,240,000	17
Barber Greene / Southill, Cottonwood, Broadpath area	3	\$ 724,171	18
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 995,000	41

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

## Key Toronto Real Estate Board Stats for December

	Average Price				# of Sales		
	Dec-17	Dec-16	% Change		Dec-17	Dec-16	% Change
City of Toronto (416)	\$741,684	\$710,724	4.4%	City of Toronto (416)	1,670	2,095	-20.3%
Rest of GTA (905)	\$730,587	\$742,785	-1.6%	Rest of GTA (905)	2,960	3,210	-7.8%
GTA	\$735,021	\$730,124	0.7%	GTA	4,930	5,305	-7.1%
Source: Toronto Real Estate Board							
Days on Market	Dec-17	Dec-16	% Change	Listings	Dec-17	Dec-16	% Change
Treb Total	27	20	35.0%	Active listings on December 31st	12,926	4,746	172.4%
				New listings	6,330	4,166	51.9%
Source: Toronto Real Estate Board							

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