

Gillian Santink's

Don Mills Real Estate Report



CANADA 150

More Moderate Price Growth in June

TORONTO, July 6, 2017 – Greater Toronto Area REALTORS® reported 7,974 sales through TREB's MLS® System in June 2017 – down by 37.3 per cent in comparison to June 2016.

The number of new residential listings entered into TREB's MLS® System, at 19,614, was up by 15.9 per cent compared to June 2016. While this annual rate of growth was sizeable, it represented a more moderate annual rate of growth compared to May 2017, when new listings were up by 48.9 per cent year-over-year.

"We are in a period of flux that often follows major government policy announcements pointed at the housing market. On one hand, consumer survey results tell us many households are very interested in purchasing a home in the near future, but some of these would-be buyers seem to be temporarily on the sidelines waiting to see the real impact of the Ontario Fair Housing Plan. On the other hand, we have existing home owners who are listing their home because they feel price growth may have peaked. The end result has been a better supplied market and a moderating annual pace of price growth," said Mr. Syrianos.

Annual growth rates for MLS® HPI benchmark prices have moderated over the past two months, but remain strong. The MLS® HPI composite benchmark price was up by 25.3 per cent on a year-over-year basis in June. June's average selling price for all home types combined for the TREB market area was \$793,915, representing a 6.3 per cent increase compared to the same month in 2016. A better supplied market has certainly been a key factor influencing the moderation in price growth.

"Recent Ipsos survey results suggest that home buying activity in the GTA will remain strong moving forward. The year-over-year dip in home sales we have experienced over the last two months seem to be the result of would-be buyers putting their decision to purchase temporarily on hold while they monitor the impact of the Fair Housing Plan. On the supply side of the market, it certainly looks as though buyers will benefit from more choice in the second half of 2017 compared to the same period in 2016," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

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Don Mills Real Estate Report

Don Mills Condominiums			
April 1st to June 30th, 2017			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 bed / 1 bath (600-699 sq ft)	1	\$ 423,000	10
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 383,500	12
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 578,750	7
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	5	\$ 333,360	11
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 360,000	10
2 bed / 2 bath (600-699 sq ft)	1	\$ 452,700	7
2 bed / 2 bath (700-799 sq ft)	1	\$ 440,000	11
2 + 1 bed / 2 bath (700-799 sq ft)	3	\$ 408,333	13
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	2	\$ 298,500	13
1 bed / 1 bath (500-599 sq ft)	4	\$ 413,000	10
1 bed / 1 bath (600-699 sq ft)	1	\$ 427,000	15
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 471,000	8
1 + 1 bed / 2 bath (700-799 sq ft)	2	\$ 487,000	15
1 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 501,000	17
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 640,000	50
85 The Donway West			
No sales in this period.			
99 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 463,000	10
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 377,500	7
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 419,000	3
2 bed / 2 bath (800-899 sq ft)	1	\$ 502,000	9
2 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 547,000	6
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 585,000	5
215 The Donway West			
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 875,000	9
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 917,000	6
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 488,000	13
2 bed / 2 bath (1200-1399 sq ft)	5	\$ 665,800	6
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 725,000	5
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 388,000	14
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 812,703	3
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 430,000	39
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 530,000	18
1105 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 390,000	8
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 455,000	5
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	1	\$ 365,000	8
2 bed / 2 bath (1000-1199 sq ft)	3	\$ 679,000	9
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 835,000	7
2 bed / 2 bath (1600-1799 sq ft)	2	\$ 1,025,000	9
2 bed / 2 bath (2000-2249 sq ft)	2	\$ 1,475,000	5

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

Don Mills Houses			
April 1st to June 30th, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	10	\$ 1,744,000	6
Backsplit	2	\$ 1,969,444	8
Sidesplit	1	\$ 1,500,000	10
1 1/2 storey	1	\$ 1,530,000	12
2 Storey	2	\$ 2,058,000	7
Detached Listed Over \$2,000,000			
2 Storey	1	\$ 2,949,150	20
Semi Detached House			
Backsplit	1	\$ 1,171,000	8
2 Storey	1	\$ 1,200,000	2
Att/Row/Townhouse			
David Dunlap area (2 Storey)	3	\$ 1,109,933	8
David Dunlap area (3 Storey)	4	\$ 1,119,375	7
Preakness area (3 Storey)	1	\$ 1,700,000	25
Overland / Barbara Green / Cora Urbel area	No sales in this period.		

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

Don Mills Condo Townhouses			
April 1st to June 30th, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
75 The Donway West	No sales in this period.		
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	4	\$ 744,188	8
Dutch Myrtle /Wax Myrtle Way / Birchbank	4	\$ 861,892	14

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

Key Toronto Real Estate Board Stats for June

	Average Price				# of Sales		
	Jun-17	Jun-16	% Change		Jun-17	Jun-16	% Change
City of Toronto (416)	\$829,479	\$775,885	6.9%	City of Toronto (416)	3,139	4,560	-31.2%
Rest of GTA (905)	\$770,825	\$730,897	5.5%	Rest of GTA (905)	4,835	8,165	-40.8%
GTA	\$793,915	\$747,018	6.3%	GTA	7,974	12,725	-37.3%
Source: Toronto Real Estate Board							
Days on Market	Jun-17	Jun-16	% Change	Listings	Jun-17	Jun-16	% Change
Treb Total	15	15	0.0%	Active listings on June 30th*	19,680	12,327	59.6%
				New listings in June	19,614	16,918	15.9%
Source: Toronto Real Estate Board							
				* # of properties for sale in the GTA			

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