

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release February Stats

TORONTO, ONTARIO, March 6, 2018 – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 5,175 residential transactions through TREB's MLS® System in February 2018. This result was down 34.9 percent compared to the record 7,955 sales reported in February 2017.

The number of new listings entered into TREB's MLS® System totaled 10,520, a 7.3 per cent increase compared to the 9,801 new listings entered in February 2017. However, the level of new listings remained below the average for the month of February for the previous 10 years.

"When TREB released its Outlook for 2018, the forecast anticipated a slow start to the year compared to the historically high sales count reported in the winter and early spring of 2017. Prospective home buyers are still coming to terms with the psychological impact of the Fair Housing Plan, and some have also had to reevaluate their plans due to the new OFSI-mandated mortgage stress test guidelines and generally higher borrowing costs," said Mr. Syrianos.

The MLS® Home Price Index Composite Benchmark was up by 3.2 per cent on a year-over-year basis for the TREB market area as a whole. This growth was driven by the apartment and townhouse market segments, with annual benchmark price increases of 18.8 per cent and 7.5 per cent respectively. Single-family detached and attached benchmark prices were down slightly compared to February 2017. The overall average selling price for February sales was down 12.4% year-over-year to \$767,818. However, putting aside the price spike reported in the first quarter of 2017, it is important to note that February's average price remained 12 per cent higher than the average reported for February 2016, which represents an annualized increase well above the rate of inflation for the past two years.

"As we move further into the spring and summer months, growth in sales and selling prices is expected to pick up relative to last year. Expect stronger price growth to continue in the comparatively more affordable townhouse and condominium apartment segments. This being said, listings supply will likely remain below average in many neighbourhoods in the GTA, which, over the long-term, could further hamper affordability," said Jason Mercer, TREB's Director of Market Analysis.

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Gillian's Featured Listing

32 Greenland Road
Gorgeous renovated 3 + 1 bedroom /
2 bathroom Sidesplit



Gillian's Recent Sales

1200 Don Mills Rd, Unit 214
SOLD in 3 days!



For more information on either of the properties, or other properties in the Don Mills area, please give me a call at 416-494-7653.



Gillian Santink
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Don Mills Real Estate Report

Don Mills Condominiums			
December 1st, 2017 to February 28th, 2018			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 bed / 1 bath (800-899 sq ft)	1	\$ 463,000	8
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 495,000	46
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 540,000	57
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	1	\$ 335,000	23
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 390,000	20
75 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 421,250	34
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 675,000	5
85 The Donway West			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 905,000	7
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 439,500	1
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 490,000	22
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 529,000	11
2 bed / 2 bath (900-999 sq ft)	1	\$ 720,000	42
160 The Donway West			
No sales in this period.			
205 The Donway West			
2 bed / 2 bath (800-899 sq ft)	1	\$ 525,000	69
215 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 728,800	13
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 815,000	14
225 The Donway West			
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 1,240,000	32
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 589,000	45
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 668,668	42
801 Lawrence Ave E.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 481,000	43
1101 Leslie St.			
No sales in this period.			
1103 Leslie St.			
No sales in this period.			
1105 Leslie St.			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 920,000	6
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (900-999 sq ft)	1	\$ 476,000	6
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 601,000	29
2 bed / 2 bath (1200 - 1399 sq ft)	1	\$ 770,000	44
2 bed / 2 bath (1400 - 1599 sq ft)	1	\$ 1,085,000	7

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

Don Mills Houses			
December 1st, 2017 to February 28th, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	4	\$ 1,478,750	57
Sidesplit	2	\$ 1,516,500	38
Backsplit	2	\$ 1,665,000	4
Semi Detached House			
2 Storey	1	\$ 920,000	6
Att/Row/Townhouse			
David Dunlap area (3 Storey)	2	\$ 1,030,500	20

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

Don Mills Condo Townhouses			
December 1st, 2017 to February 28th, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	No sales in this period.		
Dutch Myrtle /Wax Myrtle Way / Birchbank	No sales in this period.		

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

Key Toronto Real Estate Board Stats for February

	Average Price				# of Sales		
	Feb-18	Feb-17	% Change		Feb-18	Feb-17	% Change
City of Toronto (416)	\$808,494	\$859,210	-5.9%	City of Toronto (416)	2,013	2,889	-30.3%
Rest of GTA (905)	\$743,196	\$886,145	-16.1%	Rest of GTA (905)	3,162	5,066	-37.6%
GTA	\$767,818	\$876,363	-12.4%	GTA	5,175	7,955	-34.9%
Source: Toronto Real Estate Board							
Days on Market	Feb-18	Feb-17	% Change	Listings	Feb-18	Feb-17	% Change
Treb Total	25	13	92.3%	Active listings at February 28th	13,362	5,400	147.4%
Source: Toronto Real Estate Board							
				New listings	10,520	9,801	7.3%

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Not intended to solicit Buyers or Sellers currently under contract with another Realtor.