

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release March Stats

ORONTO, ONTARIO, April 4, 201 – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 7,228 residential transactions through TREB's MLS® System in March 2018. This result was down by 39.5 per cent compared to a record 11,954 sales reported in March 2017 and down 17.6 per cent relative to average March sales for the previous 10 years.

The number of new listings entered into TREB's MLS® System totaled 14,866 – a 12.4 per cent decrease compared to March 2017 and a three per cent decrease compared to the average for the previous 10 years.

"TREB stated in its recent Market Outlook report that Q1 sales would be down from the record pace set in Q1 2017," said Mr. Syrianos. "The effects of the Fair Housing Plan, the new OSFI mandated stress test and generally higher borrowing costs have prompted some buyers to put their purchasing decision on hold. Home sales are expected to be up relative to 2017 in the second half of this year.

"The MLS Home Price Index Composite Benchmark was down by 1.5 percent on a year-over-year basis for the TREB market area as a whole. The overall average selling price was down by 14.3 per cent compared to March 2017.

While the change in market conditions certainly played a role, the dip in the average selling price was also compositional in nature. Detached home sales, which generally represent the highest price points in a given area, declined much more than other home types. In addition, the share of high-end detached homes selling for over \$2 million in March 2018 was half of what was reported in March 2017, further impacting the average selling price.

"Right now, when we are comparing home prices, we are comparing two starkly different periods of time: last year, when we had less than a month of inventory versus this year with inventory levels ranging between two and three months. It makes sense that we haven't seen prices climb back to last year's peak. However, in the second half of the year, expect to see the annual rate of price growth improve compared to Q1, as sales increase relative to the below-average level of listings," said Jason Mercer, TREB's Director of Market Analysis.

Gillian's Featured Listing

32 Greenland Road

Gorgeous renovated 3 + 1 bedroom /
2 bathroom Sidesplit



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Gillian Santink
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RE/MAX

Hallmark Realty Ltd., Brokerage
Each Office Independently Owned and Operated
685 Sheppard Ave. E #401, Toronto, ON, M2K 1B6

info@gilliansantink.com

Office: 416-494-7653

Don Mills Real Estate Report

Don Mills Condominiums			
January 1st 2018 to March 31st, 2018			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 495,000	46
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	2	\$ 337,944	16
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 360,000	7
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 387,500	19
1 bed / 1 bath (600-699 sq ft)	1	\$ 405,000	1
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	\$ 730,000	3
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)	3	\$ 439,167	18
1 bed / 1 bath (600-699 sq ft)	1	\$ 460,000	32
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 529,000	11
2 bed / 2 bath (900-999 sq ft)	2	\$ 685,000	45
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
225 The Donway West			
3 bed / 3 bath (2000 - 2249 sq ft)	1	\$ 1,485,000	39
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 575,000	1
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 668,668	42
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
No sales in this period.			
1103 Leslie St.			
No sales in this period.			
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 492,500	4
1200 / 1210 Don Mills Rd.			
2 bed / 2 bath (1200 - 1399 sq ft)	5	\$ 590,400	23
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			
January 1st 2018 to March 31st, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	6	\$ 1,474,167	4
Sidesplit	2	\$ 1,516,500	38
Backsplit	2	\$ 1,665,000	4
Detached Listed Over \$2,000,000			
2 Storey	1	\$ 2,750,000	22
Semi Detached House			
2 Storey	1	\$ 920,000	6
Att/Row/Townhouse			
David Dunlap area (3 Storey)	3	\$ 1,080,333	17

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

Don Mills Condo Townhouses			
January 1st 2018 to March 31st, 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	1	\$ 715,000	67

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

Key Toronto Real Estate Board Stats for March

	Average Price				# of Sales		
	Mar-18	Mar-17	% Change		Mar-18	Mar-17	% Change
City of Toronto (416)	\$817,642	\$897,856	-8.9%	City of Toronto (416)	2,797	4,224	-33.8%
Rest of GTA (905)	\$763,674	\$924,563	-17.4%	Rest of GTA (905)	4,431	7,730	-42.7%
GTA	\$784,558	\$915,126	-14.3%	GTA	7,228	11,954	-39.5%
Source: Toronto Real Estate Board							
Days on Market	Mar-18	Mar-17	% Change	Listings	Mar-18	Mar-17	% Change
Treb Total	20	10	100.0%	Active listings at March 31st	15,971	7,865	103.1%
				New listings	14,866	16,978	-12.4%
Source: Toronto Real Estate Board							

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