

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release April Stats

TORONTO, ONTARIO, May 3, 2018 – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 7,792 sales through TREB’s MLS® System in April 2018. The average selling price was \$804,584. On a year-over-year basis, sales were down by 32.1 per cent and the average selling price was down by 12.4 per cent.

The year-over-year change in the overall average selling price has been impacted by both changes in market conditions as well as changes in the type and price point of homes being purchased. This is especially clear at the higher end of the market. Detached home sales for \$2 million or more accounted for 5.5 per cent of total detached sales in April 2018, versus 10 per cent in April 2017. The MLS® Home Price Index strips out the impact of changes in the mix of home sales from one year to the next. This is why the MLS® HPI Composite Benchmark was down by only 5.2 per cent year-over-year versus 12.4 per cent for the average price.

“While average selling prices have not climbed back to last year’s record peak, April’s price level represents a substantial gain over the past decade. Recent polling conducted for TREB by Ipsos tells us that the great majority of buyers are purchasing a home within which to live. This means these buyers are treating home ownership as a long-term investment. A strong and diverse labour market and continued population growth based on immigration should continue to underpin long-term home price appreciation,” said Mr. Syrianos.

“The comparison of this year’s sales and price figures to last year’s record peak masks the fact that market conditions should support moderate increases in home prices as we move through the second half of the year, particularly for condominium apartments and higher density low-rise home types. Once we are past the current policy-based volatility, home owners should expect to see the resumption of a moderate and sustained pace of price growth in line with a strong local economy and steady population growth,” said Jason Mercer, TREB’s Director of Market Analysis.

A little perspective!

Looking back to November 2013... the average price has increased significant across all formats.

The 2017 spring market was a blip... comparing April 2018 to April 2017 ... it looks very bad... but when you look at the big picture, there is significant growth in pricing in Toronto.

Average price for Toronto (Area code 416) April 2018 versus November 2013
Growth across all formats is significant when you look at the price increase since November 2013 compared to April 2018.

Property type	April 2018	April 2017	Nov 2016	Nov 2015	Nov 2014	Nov 2013	% Change Average price April 2018 vs Nov 2013
Detached house (Toronto - 416 area code)	\$ 1,354,719	\$ 1,578,543	\$ 1,345,960	\$ 1,018,621	\$ 935,122	\$ 855,188	58%
Semi-detached house (Toronto - 416 area code)	\$ 1,021,986	\$ 1,104,047	\$ 906,353	\$ 750,608	\$ 667,178	\$ 640,208	60%
Condo Apartment (Toronto - 416 area code)	\$ 601,211	\$ 578,280	\$ 471,256	\$ 415,316	\$ 394,225	\$ 385,968	56%

(Source: Toronto Real Estate Board - Market watch report)

Connect with me on-line
www.GillianSantink.com



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			
February 1st 2018 to April 30th, 2018			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
No sales in this period.			
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	3	\$ 345,129	14
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
1 bed / 2 bath (700-799 sq ft)	1	\$ 455,000	6
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	1	\$ 365,000	57
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 730,000	3
85 The Donway West			
No sales in this period.			
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	6	\$ 444,500	14
1 bed / 1 bath (600-699 sq ft)	1	\$ 460,000	32
1 + 1 bed / 2 bath (600-699 sq ft)	3	\$ 512,667	18
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 502,800	34
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			
No sales in this period.			
215 The Donway West			
No sales in this period.			
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
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 (1000 - 1199 sq ft)	5	\$ 587,980	20
2 bed / 2 bath (1400 - 1599 sq ft)	1	\$ 1,085,000	7
2 bed / 2 bath (1600 - 1799 sq ft)	1	\$ 915,800	51

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

Don Mills Houses			
February 1st 2018 to April 30th, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	6	\$ 1,408,717	24
Sidesplit	1	\$ 1,525,000	7
Detached Listed Over \$2,000,000			
2 Storey	1	\$ 2,750,000	22
Semi Detached House			
No Sales in this period.			
Att/Row/Townhouse			
David Dunlap area (3 Storey)	3	\$ 1,070,333	7

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

Don Mills Condo Townhouses			
February 1st 2018 to April 30th, 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	2	\$ 818,750	24

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

Key Toronto Real Estate Board Stats for April

	Average Price				# of Sales		
	Apr-18	Apr-17	% Change		Apr-18	Apr-17	% Change
City of Toronto (416)	\$865,817	\$942,677	-8.2%	City of Toronto (416)	2,946	4,124	-28.6%
Rest of GTA (905)	\$767,359	\$904,429	-15.2%	Rest of GTA (905)	4,846	7,344	-34.0%
GTA	\$804,584	\$918,184	-12.4%	GTA	7,792	11,468	-32.1%
Source: Toronto Real Estate Board							
Days on Market	Apr-18	Apr-17	% Change	Listings	Apr-18	Apr-17	% Change
Treb Total	20	9	122.2%	Active listings at April 30th	18,206	12,926	40.8%
				New listings	16,273	21,571	-24.6%
Source: Toronto Real Estate Board							

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RE/MAX

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