

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release June Stats

TORONTO, ONTARIO, July 5, 2018 – Toronto Real Estate Board President Garry Bhaura, in his first market release as TREB President, is pleased to announce some positive signs with respect to the housing market.

Greater Toronto Area REALTORS® reported 8,082 home sales through TREB's MLS® System in June 2018 – up 2.4 per cent compared to the low June 2017 result. After preliminary seasonal adjustment, sales were also up 17.6 per cent on a monthly basis between May 2018 and June 2018, continuing the trend of somewhat volatile month-over-month changes over the past year as home buyers reacted to various policy changes impacting the market.

"Home ownership has proven to be a positive long-term investment. After some adjustment to the Fair Housing Plan, the new Office of The Superintendent of Financial Institutions (OSFI) stress test requirement and generally higher borrowing costs, home buyers are starting to move back into the market, with sales trending up from last year's lows. Market conditions appear to be tightening, with sales accounting for a greater share of listings, as new listings have dropped compared to last year," said Mr. Bhaura.

The average selling price edged up by two per cent on a year-over-year basis to \$807,871 in June 2018. After preliminary seasonal adjustment, the average selling price was also up by 3.3 per cent month-over-month between May 2018 and June 2018. The MLS® Home Price Index (HPI) was down by 4.8 per cent on a year-over-year basis, but remained basically flat month-over-month. The difference in the year-over-year rates of change between the average price and the MLS® HPI was likely due, at least in part, to a change in the mix of properties sold in June 2018 compared to June 2017, with low-rise home types accounting for a greater share of sales in June 2018.

"The expectation is to see improvement in sales over the next year. Over the same period, however, it is likely that issues surrounding the supply of listings will persist. This suggests that competition between buyers could increase, exerting increased upward pressure on home prices. With a new provincial government in place and municipal elections on the horizon, housing supply should be top-of-mind for policy makers," 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, 2018			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 485,000	12
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	4	\$ 358,375	7
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 432,000	6
1 bed / 2 bath (700-799 sq ft)	1	\$ 455,000	6
2 bed / 2 bath (600-699 sq ft)	1	\$ 470,000	5
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	1	\$ 365,000	57
1 bed / 1 bath (500-599 sq ft)	1	\$ 453,500	8
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	1	\$ 460,000	13
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	3	\$ 446,000	8
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 504,500	22
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 502,800	34
2 bed / 2 bath (800-899 sq ft)	2	\$ 693,000	8
160 The Donway West			
2 bed / 1 bath (800-899 sq ft)	1	\$ 300,000	30
205 The Donway West			
2 bed / 2 bath (800-899 sq ft)	1	\$ 550,000	13
215 The Donway West			
No sales in this period.			
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
No sales in this period.			
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 579,000	2
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 895,000	6
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 482,000	5
2 bed / 2 bath (900-999 sq ft)	1	\$ 470,000	6
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 498,000	3
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 887,000	37
2+1 bed / 3 bath (1800-1999 sq ft)	1	\$ 1,150,000	19
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	1	\$ 425,000	2
2 bed / 2 bath (1000 - 1199 sq ft)	4	\$ 605,031	20
2 bed / 2 bath (1600-1799 sq ft)	2	\$ 947,900	29
2 bed / 2 bath (2000-2249 sq ft)	1	\$ 1,070,000	56

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, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	6	\$ 1,540,250	34
1 1/2 storey	1	\$ 1,250,000	6
Sidesplit	3	\$ 1,458,333	5
Detached Listed Over \$2,000,000			
2 Storey	1	\$ 3,625,000	3
Semi Detached House			
2 Storey	1	\$ 999,000	3
Att/Row/Townhouse			
Barber Greene area (2 storey)	1	\$ 1,120,000	9
David Dunlap area (2 Storey)	2	\$ 926,750	6
David Dunlap area (3 Storey)	1	\$ 1,080,000	7

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

Don Mills Condo Townhouses			
April 1st to June 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	1	\$ 735,000	41
Dutch Myrtle /Wax Myrtle Way / Birchbank	3	\$ 795,833	27

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-18	Jun-17	% Change		Jun-18	Jun-17	% Change
City of Toronto (416)	\$870,559	\$827,802	5.2%	City of Toronto (416)	3,096	3,117	-0.7%
Rest of GTA (905)	\$768,945	\$768,516	0.1%	Rest of GTA (905)	4,986	4,776	4.4%
GTA	\$807,871	\$791,929	2.0%	GTA	8,082	7,893	2.4%
Source: Toronto Real Estate Board							
Days on Market	Jun-18	Jun-17	% Change	Listings	Jun-18	Jun-17	% Change
Treb Total	21	15	40.0%	Active listings at June 30th, 2018	20,844	19,680	5.9%
				New listings	15,922	19,561	-18.6%
Source: Toronto Real Estate Board							

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