

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release September Stats

TORONTO, ONTARIO, October 3, 2018 – Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported 6,455 sales through TREB's MLS® System in September 2018 – up 1.9 per cent compared to September 2017.

The average selling price for September 2018 sales was up by 2.9 per cent over the same period to \$796,786. The MLS® HPI composite benchmark price was up by two per cent year-over-year.

New listings entered into TREB's MLS® System in September 2018 amounted to 15,920 – down by 3.1 per cent compared to September 2017. With sales up year-over-year and new listings down, market conditions became tighter. Many buyers may have found it more difficult to find a home meeting their needs.

"It is healthy to see sales and prices in many areas across the Greater Toronto Area up a bit, compared to last year's lows. At the same, however, it is important to remember that TREB's market area is made up of over 500 communities. Market conditions have obviously unfolded differently across these communities. This is why it's important to work with a REALTOR® who is familiar with local market conditions in your areas of interest," said Mr. Bhaura.

"While higher borrowing costs and tougher mortgage qualification rules have kept sales levels off the record pace set in 2016, many households remain positive about home ownership as a quality long-term investment. As the GTA population continues to grow, the real challenge in the housing market will be supply rather than demand. The Toronto Real Estate Board is especially concerned with issues affecting housing supply as we move towards municipal elections across the region," added Mr. Bhaura.

On a monthly basis, after preliminary seasonal adjustment, sales edged up by 0.2 per cent in September 2018 compared to August 2018. The average selling price, after preliminary seasonal adjustment, edged lower by 0.5 per cent month-over-month.

"Generally speaking, annual rates of price growth have been stronger for higher density home types in 2018, including condominium apartments, townhouses and semi-detached houses. In many neighbourhoods, these home types provide more affordable home ownership options. This is why a policy focus on increasing mid-density housing options throughout the GTA is important," said Jason Mercer, TREB's Director of Market Analysis.

Average prices September 2018 versus previous months

	Sept 2018	April 2018	Sept 2017	April 2017	Dec 2016	Nov 2016	Nov 2015	Nov 2014	Nov 2013	% Change Sept 2018 vs April 2017	% Change Sept 2018 vs Dec 2016	% Change Sept 2018 vs Sept 2017
Detached (416 area code)	\$ 1,342,363	\$ 1,354,719	\$ 1,355,234	\$ 1,578,543	\$ 1,286,605	\$ 1,345,960	\$ 1,018,621	\$ 935,122	\$ 855,188	-15%	4%	-1%
Detached (905 area code)	\$ 905,722	\$ 929,092	\$ 912,921	\$ 1,098,827	\$ 934,055	\$ 957,517	\$ 762,326	\$ 672,825	\$ 609,557	-18%	-3%	-1%
Semi-detached (416)	\$ 995,951	\$ 1,021,986	\$ 935,467	\$ 1,104,047	\$ 808,920	\$ 906,353	\$ 750,608	\$ 667,178	\$ 640,208	-10%	23%	6%
Semi-detached (905)	\$ 661,907	\$ 656,874	\$ 630,797	\$ 727,218	\$ 630,053	\$ 618,860	\$ 504,928	\$ 449,429	\$ 419,318	-9%	5%	5%
Condo Apartment (416)	\$ 615,582	\$ 601,211	\$ 554,069	\$ 578,280	\$ 466,592	\$ 471,256	\$ 415,316	\$ 394,225	\$ 385,968	6%	32%	11%
Condo Apartment (905)	\$ 455,686	\$ 457,014	\$ 428,360	\$ 440,950	\$ 375,572	\$ 374,792	\$ 315,223	\$ 310,220	\$ 277,389	3%	21%	6%

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

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Don Mills Real Estate Report

Don Mills Condominiums			
July 1st to September 30th, 2018			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 422,250	11
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 545,000	23
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	1	\$ 400,000	14
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 384,900	14
1 bed / 1 bath (600 - 699 sq ft)	1	\$ 400,000	65
1 bed / 2 bath (600-699 sq ft)	1	\$ 420,000	23
2 bed / 1 bath (700-799 sq ft)	1	\$ 460,000	33
75 The Donway West			
1 bed / 1 bath (0-499 sq ft)	1	\$ 379,900	14
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 465,800	10
85 The Donway West			
No sales in this period.			
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 471,400	29
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 480,000	21
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 515,000	21
2 bed / 2 bath (800-899 sq ft)	1	\$ 735,000	1
2 bed / 2 bath (900-999 sq ft)	1	\$ 725,000	22
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 1,188,000	14
160 The Donway West			
No sales in this period.			
205 The Donway West			
No sales in this period.			
215 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 735,500	16
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1200 - 1399 sq ft)	2	\$ 651,250	12
801 Lawrence Ave E.			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 680,000	5
1101 Leslie St.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 570,000	7
1103 Leslie St.			
No sales in this period.			
1105 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 439,900	24
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 490,000	25
2 bed / 2 bath (800-899 sq ft)	1	\$ 600,000	10
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 825,000	7
2 bed / 3 bath (1800-1999 sq ft)	1	\$ 1,095,000	28
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (900-999 sq ft)	1	\$ 425,000	12
2 bed / 2 bath (1000 - 1199 sq ft)	2	\$ 599,500	63

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

Don Mills Houses			
July 1st to September 30th, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	4	\$ 1,445,750	15
1 1/2 storey	No sales in this period.		
Sidesplit	2	\$ 1,468,100	12
2 Storey	1	\$ 1,825,000	14
Detached Listed Over \$2,000,000			
2 Storey	3	\$ 2,494,342	23
Detached Listed Over \$3,000,000			
2 Storey	1	\$ 3,280,000	178
Semi Detached House			
2 Storey	3	\$ 951,893	10
Att/Row/Townhouse			
Barber Greene area (2 storey)	No sales in this period.		
David Dunlap area (2 Storey)	No sales in this period.		
David Dunlap area (3 Storey)	4	\$ 1,029,425	48

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

Don Mills Condo Townhouses			
July 1st to September 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	No sales in this period.		

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

Key Toronto Real Estate Board Stats for September

	Average Price				# of Sales		
	Sep-18	Sep-17	% Change		Sep-18	Sep-17	% Change
City of Toronto (416)	\$864,275	\$809,095	6.8%	City of Toronto (416)	2,468	2,495	-1.1%
Rest of GTA (905)	\$755,010	\$751,998	0.4%	Rest of GTA (905)	3,987	3,839	3.9%
GTA	\$796,786	\$774,489	2.9%	GTA	6,455	6,334	1.9%
Source: Toronto Real Estate Board							
Days on Market	Sep-18	Sep-17	% Change	Listings	Sep-18	Sep-17	% Change
Treb Total	26	24	8.3%	Active listings at Sept 30th, 2018	20,089	19,021	5.6%
				New listings	15,920	16,433	-3.1%
Source: Toronto Real Estate Board							

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