

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release July 2019 Stats

TORONTO, August 6, 2019 – Toronto Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 8,595 sales through TREB's MLS® System in July 2019. This result was up by 24.3 per cent compared to July 2018. On a month-over-month basis, sales were up by 5.1 per cent, after preliminary seasonal adjustment.

New listings entered into TREB's MLS® System in July 2019 were up compared to July 2018, but by a much lesser annual rate than sales, at 3.7 per cent. With annual growth in sales far outstripping annual growth in new listings, market conditions clearly tightened compared to last year. Active listings at the end of July were down by 9.1 per cent year-over-year, further reflecting tightening market conditions.

As market conditions continued to tighten in July, the average selling price increased by 3.2 per cent on a year-over-year basis to \$806,755. The MLS® Home Price Index Composite benchmark was up by 4.4 per cent. Higher density home types continued to drive price growth, whereas detached home prices remained down in many communities throughout the GTA.

Broadly speaking, increased competition between buyers for available properties has resulted in relatively strong price growth above the rate of inflation for semi-detached houses, townhouses and condominium apartments. However, the single-detached market segment, which has arguably been impacted most by the OSFI stress test, has experienced a slower pace of price growth, with average detached prices remaining lower than last year's levels in some parts of the GTA

Don Mills Real Estate Report

If you are missing past issues, or would like to look back on past issues of the Don Mills Real Estate report, please visit the following page at my website: www.gilliansantink.com/don-mills there you will find past issues going back to 2012.

Average Price comparisons over several months

	July 2019	July 2018	% Change in Average price (July 2019 vs July 2018)	July 2017	April 2017 (BUBBLE)	Dec 2016	July 2016	July 2015	% Change in average price July 2019 vs July 2015 (Growth over 4 years)
Detached (416 area code)	\$ 1,227,301	\$ 1,350,700	-9%	\$ 1,304,288	\$ 1,578,543	\$ 1,286,605	\$ 1,202,753	\$ 996,770	47%
Condo Apartment (416 area code)	\$ 627,927	\$ 582,547	8%	\$ 532,502	\$ 578,280	\$ 466,592	\$ 427,074	\$ 394,504	60%

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

NOTES:

Although July 2019 Detached average price is lower than July 2018, prices are up significantly when looking at the growth over the past 4 years.

Connect with me on-line
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Don Mills Condominiums			
May 1st to July 31st, 2019			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
2 bed / 1 bath (600-699 sq ft)	1	\$ 455,000	16
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 550,750	23
120 Dallimore Circle			
1 bed / 1 bath (0-499 sq ft)	1	\$ 385,000	27
1 bed / 1 bath (500-599 sq ft)	4	\$ 410,000	12
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 415,000	18
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 599,000	15
75 The Donway West			
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 725,000	36
85 The Donway West			
No sales in this period.			
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	4	\$ 471,125	47
1 bed / 1 bath (600-699 sq ft)	1	\$ 545,000	1
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 570,000	20
160 The Donway West			
1 bed / 1 bath (700 - 799 sq ft)	1	\$ 345,000	29
2 bed / 1 bath (700 - 799 sq ft)	1	\$ 345,000	1
205 The Donway West			
1 bed / 1 bath (500 - 599 sq ft)	1	\$ 409,000	17
2 bed / 2 bath (900-999 sq ft)	1	\$ 681,000	3
215 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 690,000	6
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 (1000-1199 sq ft)	1	\$ 740,000	29
1103 Leslie St.			
1 bed / 1 bath (500-599 sq ft)	1	\$ 398,800	1
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 490,000	11
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (900-999 sq ft)	1	\$ 615,000	1
2 bed / 1 bath (1000-1199 sq ft)	3	\$ 632,000	16
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 660,000	2
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 940,000	15
2 bed / 2 bath (1400 - 1599 sq ft)	2	\$ 877,000	14
2 bed / 2 bath (1600 - 1799 sq ft)	1	\$ 930,000	25

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

Don Mills Houses			
May 1st to July 31st, 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	13	\$ 1,329,398	18
1 1/2 storey	2	\$ 1,295,000	26
Sidesplit	3	\$ 1,402,667	40
Detached Over \$2,000,000			
Backsplit	2	\$ 2,380,000	6
2 Storey	1	\$ 2,500,000	3
Detached Over \$3,000,000			
2 Storey	1	\$ 3,300,000	22
Semi Detached House			
2 Storey	3	\$ 1,036,000	31
Att/Row/Townhouse			
David Dunlap area (3 Storey)	5	\$ 1,036,300	44

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

Don Mills Condo Townhouses			
May 1st to July 31st, 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	No sales in this period.		
Cora Urbel Area	1	\$ 945,000	9
Barber Greene / Southill, Cottonwood, Broadpath area	3	\$ 655,000	3
Dutch Myrtle /Wax Myrtle Way / Birchbank	3	\$ 784,167	58

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

Key Toronto Real Estate Board Stats for July

	Average Price				# of Sales		
	Jul-19	Jul-18	% Change		Jul-19	Jul-18	% Change
City of Toronto (416)	\$839,943	\$824,175	1.9%	City of Toronto (416)	3,110	2,562	21.4%
Rest of GTA (905)	\$787,937	\$757,054	4.1%	Rest of GTA (905)	5,485	4,354	26.0%
GTA	\$806,755	\$781,918	3.2%	GTA	8,595	6,916	24.3%
Source: Toronto Real Estate Board							
Days on Market	Jul-19	Jul-18	% Change	Listings	Jul-19	Jul-18	% Change
Treb Total	23	25	-8.0%	Active listings at the end of July 2019	17,938	19,725	-9.1%
				New listings	14,393	13,873	3.7%
Source: Toronto Real Estate Board							

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